Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb & postcode	1410/199 William Street, Melbourne VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	X	or range between	$585,000	&	$635,000

Median sale price

Median price	$495,000	Property type	Apartment	Suburb	Melbourne
Period - From	1/4/22	to	31/3/23	Source	REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Sale Date	Size	Bed	Bath	Car
1. 1503/618 Lonsdale Street	$660,000	15/12/23	74m2	2	2	1
2. 1906/155 Franklin Street	$686,000	29/11/23	81m2	2	2	1
3. 1707/318 Russell Street	$598,000	15/11/23	60m2	2	1	1

This Statement of Information was prepared on: 19/12/23

Harcourts Melbourne City have provided additional information that the purchaser may find informative.

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 1404/199 William Street	$600,000	20/7/23	71m2	2	2	1
5. 3806/38 Rose Lane	$620,000	3/11/23	71m2	2	2	1
6. 3708/618 Lonsdale Street	$645,000	6/7/23	74m2	2	2	1

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw)
Yes	05/07/24 | $750pw	$725 - $750pw

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
$1,055.93	$700.00	$6,639.80	$8,395.73

Size	Year Built	Complex/Block	Facilities
67m2	2015	443	Gym, Pool, Library, Concierge

Owners Corporation	Chattels
Australian Body Corporate - 03 8418 8787	All fixed floor coverings, electric light fittings & window furnishings

Building	Sale Method	Terms
The William	Private Sale	10% Deposit - Settlement 30 Days

Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.