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	503/616 Little Collins 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	$495,000	&	$540,000

Median sale price

Median price	$495,000	Property type	Apartment	Suburb	Melbourne
Period - From	01/04/22	to	31/03/23	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. 313/399 Bourke Street	$575,000	25/09/23	65m2	2	1	0
2. 30/562 Little Bourke Street	$500,000	24/07/23	61m2	1	1	0
3. 214/57 Spencer Street	$525,000	26/07/23	59m2	1	1	0

This Statement of Information was prepared on: 23/10/2023

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 216/422 Collins Street	$561,250	14/03/23	67m2	2	1	0
5. 310/238 Flinders Lane	$510,000	21/12/22	56.5m2	2	1	0
6. 507/616 Little Collins	$585,000	08/07/21	59m2	2	1	1

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw)
No	N/A	$600.00

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
$1,093.25	$636.28	$6,808.00	$8,537.53

Size	Year Built	Complex/Block	Facilities
56.5m2	1937 converted 1995	44	Communal Room Top Floor

Owners Corporation	Chattels
Whittles – 03 8632 3300	All fixed floor coverings and electric light fittings

Building	Sale Method	Terms
Grand City Apartments	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.