Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale ***Sections 47AF of the Estate Agents Act 1980***

Address Including suburb & postcode	505/318 Little Bourke Street, Melbourne VIC 3000

Indicative selling price

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

Single price	$380,000	or range between	X	&	X

Median sale price

Median price	$488,800	Property type	Apartment	Suburb	Melbourne
Period - from	01/04/23	to	31/03/24	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	Bed	Bath	Car
1. 11/12 Collins Way	$455,000	17/04/24	1	1	0
2. 110/238 Flinders Lane	$495,100	12/03/24	1	1	0
3. 503/1 Manchester Lane	$475,000	26/02/24	1	1	0

This Statement of Information was prepared on: 26/08/24

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

Additional comparable sales	Price	Sale Date	Bed	Bath	Car
4. 102/296 Flinders Street	$418,800	21/02/24	1	1	0
5. 303/318 Little Bourke Street	$488,800	13/02/24	1	1	0
6. 1/562 Little Bourke Street	$490,000	10/01/2024	1	1	0

Material Fact to disclose	Current Rent & Lease Expiry	Rental Potential (pw)
Yes	N/A	$500pw

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
$1,267.71	$678.98	$4,428.50	$6,375.19

Size	Year Built	# In Complex/Block	Facilities
51m2	1890, refurbished and subdivided into residential units in 1999	65	None

Owners Corporation	Chattels
Dixon Kestles - 03 9690 3488	All fixed floor coverings, electric light fittings & window furnishings

Building	Sale Method	Terms
Break Free (Heritage on Little Bourke)	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.