

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

503/182 Collins Street, Melbourne VIC 3000

Indicative selling price

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

Single price

\$389,000

or range between

X

&

X

Median sale price

Median price

\$470,000

Property type

Apartment

Suburb

Melbourne

Period - from

01/04/24

to

31/03/25

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. 303/318 Little Bourke St	420,000	25/03/25	52m2	1	1	0
2. 404/29 Market St	440,000	20/02/25	44m2	1	1	0
3. 403/318 Little Bourke St	410,000	05/02/25	52m2	1	1	0

This Statement of Information was prepared on:

04/06/25

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 503/238 Flinders Ln	432,000	04/10/24	57m2	1	1	0
5. 204/318 Little Bourke St	430,000`	03/09/24	53m2	1	1	0
6. 303/318 Little Bourke St	488,800	13/02/24	52m2	1	1	0

Material Fact to disclose	Current Rent & Lease Expiry	Rental Potential (pw)
No	N/A – Vacant	\$525pw

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1,411.02	\$1,111.36	\$4,858.00	\$7,380.38

Size	Year Built	# In Complex/Block	Facilities
45m2	1915. Refurbished, sub-divided & converted with ground level retail in 1988	57	None

Owners Corporation	Chattels
Access Strata Management P: 03 8872 7999	All fixed floor coverings, electric light fittings, window furnishings, microwave, fridge, air-conditioner, dishwasher

Building	Sale Method	Terms
Clyde House	Deadline Sale - 01/07/25 @ 12pm	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.