

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 7001/160 Victoria Street, Carlton 3053

Indicative selling price

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

Single price \$2,775,000 or range between X & X

Median sale price

Median price \$410,000 Property type Apartment Suburb Carlton

Period - from 01/01/25 to 31/12/25 Source REIV

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

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 16/01/26

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

| Additional comparable sales | Price | Sale Date | Size | Bed | Bath | Car |
|--------------------------------|-------------|-----------|-------|-------|------|-----|
| 4. 5401/464-466 Collins Street | \$2,720,000 | 04/08/25 | 213m2 | 3 + 1 | 3 | 2 |
| 5. 4001/63 La Trobe Street | \$2,910,000 | 09/06/25 | 171m2 | 3 | 2 | 2 |

| Material Fact to disclose | Current Rent & Lease Expiry | Rental Potential (pw) |
|---------------------------|-----------------------------|-----------------------|
| No | N/A | \$1,500pw |

Property Outgoing Information (approximately per annum)

| Council Rates | Water Rates | Owners Corporation | Total Fees |
|---------------|-------------|--------------------|-------------|
| \$4,875.80 | \$731.31 | \$23,272.12 | \$28,879.23 |

| Size | Year Built | # In Complex/Block | Facilities |
|-------|------------|--------------------|---|
| 203m2 | 2019 | 1045 | Gym, yoga studio, wellness centre, relaxation lounge, 25m lap pool, spas, sauna, steam room, cinema, games room, library, golf simulator, grand dining, bar, garden lounge, skyline bar |

| Owners Corporation | Chattels |
|--|---|
| Bluestone OCM Pty Ltd P: 03 8535 2770 | All fixed floor coverings, electric light fittings, window furnishings, Integrated fridge & freezer |

| Building | Sale Method | Terms |
|------------------|--------------|----------------------------------|
| Swanston Central | 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.