

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 **205/166 Flinders Street, Melbourne VIC 3000**
Including suburb & postcode

Indicative selling price

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

Single price **\$700,000** or range between **X** & **X**

Median sale price

Median price **\$510,000** Property type **Apartment** Suburb **Melbourne**
Period - From **01/04/2019** to **31/03/2020** 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	Date of sale
1. 404/166 Flinders Street	\$680,000	04/12/2020
2. 603/166 Flinders Street	\$805,000	12/08/2020
3. 420/422 Collins Street	\$620,000	07/10/2020

This Statement of Information was prepared on: **02/02/2021**

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 7B/27 Russell Street	\$1,000,000	09/06/20	100m2	2	2	0
5. 502/390 Little Collins Street	\$780,000	06/07/20	84m2	2	1	0
6. 404/616 Little Collins	\$575,000	26/05/20	72m2	2	1	0

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
Yes - See Agent	N/A - Vacant	\$525 / \$2281.25 (COVID adj.)

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1177.64	\$666.86	\$7931.80	\$9776.30

Size	Year Built	Complex/Block	Facilities
79m2	1920's	32 / 32	N/A

Owners Corporation	Chattels
Strata Prime	All fixed floor coverings, electric light fittings, window coverings.

Building	Sale Method	Terms
Masonic Club AKA Cosmopolitan Apts	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.