

# 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 **512/238 Flinders Lane, Melbourne 3000**  
Including suburb & postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price **X** or range between **\$1,050,000.00** & **\$1,150,000.00**

### Median sale price

Median price **\$555,000** Property type **Apartment** Suburb **Melbourne**

Period - From **01/10/2020** to **31/12/2020** 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. 1204/118 Russell Street	\$960,000	06/01/21
2. 8/449 St Kilda Road	\$910,000	27/11/20
3. 2/1 Exhibition Street	\$1,325,000	05/11/20

This Statement of Information was prepared on: **05/02/2021**

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 401/118 Russell Street	\$1,432,500	18/07/20	130m2	3	2	1
5. 7B/27 Russell Street	\$1,000,000	15/06/20	100m2	2	2	0
6. 6/170 Oxford Street	\$1,235,000	10/11/20	128m2	3	2	1

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
No	N/A	\$625 / \$2715 (COVID Adj.)

### Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$2,115.79	\$650.38	\$6,317.40	\$9,083.57

Size	Year Built	Complex/Block	Facilities
114.1m2	1860's, Refurbished in 1870 then subdivided in 2000	69 / 69	N/A

Owners Corporation	Chattels
Hallmarc - 03 9660 9000	All fixed floor coverings, electric light fittings, blinds and black planted pots on balcony

Building	Sale Method	Terms
Flinders House	Deadline Sale 23/03/21 @ 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.