

# 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 **1B/353 Flinders Lane, Melbourne VIC 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 **\$410,000** or range between **X** & **X**

### Median sale price

Median price **\$537,000** Property type **Apartment** Suburb **Melbourne**

Period - From **01/10/19** to **30/09/20** 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. 545/63 Spencer Street	\$400,000	12/11/2020
2. 815/422 Collins Street	\$474,000	05/08/2020
3. 55/24 Little Bourke Street	\$385,000	27/08/2020

This Statement of Information was prepared on: **22/01/2021**

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 102/422 Collins Street	\$515,000	30/05/20	61m2	1	1	0
5. 402/39 Queen Street	\$505,000	28/04/20	62m2	1.5	1	0
6. 4/24 Little Bourke Street	\$410,000	15/04/20	55m2	1	1	0

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
N/A	N/A	\$350 / \$1517 (COVID adj.)

### Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$756	\$667	\$5,681	\$7,104

Size	Year Built	Complex/Block	Facilities
67m2	1915, refurbished & converted in 1995	7 / 7	None

Owners Corporation	Chattels
BCS Strata Management	All fixed floor coverings, electric light fittings & blinds.

Building	Sale Method	Terms
Labassa House	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.