

# 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 **3/349 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 **X** or range between **\$920,000** & **\$980,000**

### Median sale price

Median price **\$527,000** Property type **Apartment** Suburb **MELBOURNE**  
Period - From **01/04/2020** to **31/03/2021** 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: **08/07/2021**

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
1. 12/300 King Street	\$970,100	27/03/21	160m2	3	2	1
2. 1102/325 Collins	\$1,250,000	19/04/21	155m2	3	2	2
3. 105/8 Bligh Place	\$1,430,000	11/02/21	124m2	2	2	1
4. 408/8 Bligh Place	\$1,510,000	26/09/19	125m2	2	2	1
5. 32/300 King Street	\$1,005,000	04/08/20	147m2	3	2	1
6. 7B/27-37 Russell Street	\$1,000,000	15/06/20	100m2	2	2	0

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
No	N/A	\$550 / \$2390

### Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1778.48	\$648.98	\$10,312.40	\$12,739.86

Size	Year Built	Complex/Block	Facilities
172m2	1840 – 1868 later extension in 1998	11 / 11	None

Owners Corporation	Chattels
MBCM – 03 9415 8800	All fixed floor coverings, electric light fittings

Building	Sale Method	Terms
N/A	Deadline Sale - 29/06/21 @ 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.