

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 **B2/57 Flinders Lane, Melbourne 3000**
Including suburb & postcode

Indicative selling price

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

Single price **\$320,000** or range between &

Median sale price

Median price **\$525,000** Property type **Apartment** Suburb **Melbourne**
Period - From **Jul 2019** to **Sep 2019** 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: **15/05/2020**

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

Current Lease Expiry	Current Rental (pw/pcm)	Tenant Contribution - O/C Admin
Nov 21 + further 6year option	TBA	\$3,452

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1,102	\$663	\$4,730	\$3,043

Size	Year Built	Complex/Block	Facilities
50m2	1926	54 / 54	Indoor pool, spa & gym

Owners Corporation	Chattels
Network Pacific	All fixed floor coverings, electric light fittings and window furnishings.

Building	Sale Method	Terms
Manhattan Apartments (Punhill Serviced Apartments)	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.