

# 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 102/296 Flinders Street, 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 \$425,000 or range between X & X

### Median sale price

Median price \$495,000 Property type Apartment Suburb Melbourne  
Period - From 01/04/22 to 31/03/23 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	Sale Date	Size	Bed	Bath	Car
1. 33/1 Exhibition Street	\$515,000	11/08/23	42m2	1	1	0
2. 13/24 Little Bourke Street	\$475,000	05/06/23	53m2	1	1	0
3. 615/422 Collins Street	\$470,000	18/05/23	54m2	1	1	0

This Statement of Information was prepared on: 14/02/2024

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 5/377 Little Collins Street	\$481,000	18/04/23	47m2	1	1	0
5. 807/422 Collins Street	\$478,128	28/03/23	52m2	1.5	1	0
6. 23/243 Collins Street	\$503,000	02/03/23	55m2	1	1	0

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw)
No	N/A	\$450.00 - \$475.00

### Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$687.19	\$678.98	\$4,026.97	\$5,393.14

Size	Year Built	Complex/Block	Facilities
51.3m2	1908, refurbished in 1986 & converted/subdivided in 2000	41	None

Owners Corporation	Chattels
MICM – 03 9697 8888	All fixed floor coverings, electric light fittings, window furnishings, fridge, washing machine, bed, couch and dining table as inspected

Building	Sale Method	Terms
Rocke Tomsitt	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.