

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 310/238 Flinders Lane, MELBOURNE VIC 3000
Including suburb & postcode

Indicative selling price

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

Single price X or range between \$520,000 & \$560,000

Median sale price

Median price \$520,000 Property type Apartment Suburb MELBOURNE
Period - From 01/07/2021 to 30/06/2022 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. 2/1 Exhibition Street	\$530,000	18/08/22	55m2	1	1	1
2. 23/24 Little Bourke Street	\$585,000	24/08/22	97m2	2	1	0
3. 11/114 Hardware Street	\$600,000	21/07/22	93m2	2	1	1

This Statement of Information was prepared on: 19/12/2022

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 3/1 Exhibition Street	\$570,000	28/05/22	33m2	1	1	1
5. 212/238 Flinders Lane	\$535,000	02/07/22	72m2	2	1	0
6. 502/302 Collins Street	\$521,000	25/06/22	55m2	1	1	0

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
No	N/A	\$550 / \$2389.88

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$971.43	\$636.28	\$3,364.61	\$4972.32
Size	Year Built	Complex/Block	Facilities
57m2	1860's, Refurb. 1870 & subdivided in 2000	69 / 69	None

Owners Corporation	Chattels
Hallmarc – 03 9660 9000	All fixed floor coverings, electric light fittings and blinds

Building	Sale Method	Terms
Flinders House	Deadline Sale - 21/12/22 @ 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.