

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

Including suburb & postcode

604/296 Flinders Street MELBOURNE VIC

Indicative selling price

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

Single price

\$830,000

or range between

X

&

X

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)

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. 102/130 Flinders Street	\$720,000	05/10/2021
2. 2001/222 Russell Street	\$775,000	11/08/2021
3. 1303/265 Exhibition Street	\$780,000	11/08/2021

This Statement of Information was prepared on:

11/11/2021

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 703/501 Little Collins Street	\$778,000	10/08/21	104m2	2	2	0
5. 1229/422 Collins St	\$880,000	28/05/21	95m2	2	1	0
6. 503/390 Little Collins St	\$880,000	28/08/21	107m2	3	2	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
\$1367.38	\$615.88	\$6,975.00	\$8,958.26

Size	Year Built	Complex/Block	Facilities
104m2	1908, refurbished in 1986 & converted/subdivided in 2000	41 / 41	None

Owners Corporation	Chattels
MICM Property Owners Corporation – 03 9697 8888	All fixed floor coverings & electric light fittings (and blinds stored in robes)

Building	Sale Method	Terms
Rocke Tompsitt	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.