

# 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 **107/565 Flinders Street, Melbourne 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 **\$325,000**

or range between

&

### Median sale price

Median price **\$537,000**

Property type **Apartment**

Suburb **Melbourne**

Period - From **01/10/2019**

to

**30/09/2020**

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. 803/565 Flinders Street, Melbourne	\$300,000	11/06/2020
2. 2601/7 Katherine Place, Melbourne	\$315,000	27/07/2020
3. 1123/555 Flinders Street, Melbourne	\$350,000	24/07/2020

This Statement of Information was prepared on: **05/11/2020**

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 1012/620 Collins Street	\$327,000	23/07/20	50.4m2	1	1	1
5. 503/565 Flinders Street	\$298,000	09/04/20	45.4m2	1	1	0
6. 1004/565 Flinders Street	\$339,999	07/04/20	44.8m2	1	1	1

Material Fact to Disclose	Current Lease Expiry & Rent	Rental Potential (pw/pcm)
N/A	22/09/2021   \$1,303.57 pcm	\$300 / \$1,303.57

### Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$807.75	\$666.86	\$3871.40	\$5346.01

Size	Year Built	Complex/Block	Facilities
62m2	2009	385 / 196	N/A

Owners Corporation	Chattels
Civium - 9676 9555	All fixed floor coverings, electric light fittings, blinds, fold down king single bed and the clothes dryer

Building	Sale Method	Terms
Northbank	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.