

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	1/320 Spencer Street, WEST MELBOURNE VIC 3003
Including suburb & postcode	

Indicative selling price

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

Single price	\$439,000	or range between	X	&	X
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Median sale price

Median price	\$500,000	Property type	Apartment	Suburb	West 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. 9/562 Little Bourke Street	\$490,000	27/06/23	55m2	1	1	0
2. 615/422 Collins Street	\$470,000	18/05/23	54m2	1	1	0
3. 5/377 Little Collins Street	\$481,000	18/04/23	47m2	1	1	0

This Statement of Information was prepared on: 06/12/2023

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 36/562 Little Bourke Street	\$485,500	06/09/23	61m2	1	1	0
5. 23/243 Collins Street	\$503,000	02/03/23	55m2	1	1	0
6. 39/24 Little Bourke Street	\$481,100	07/02/23	53m2	1	1	0

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

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1,055.70	\$636.28	\$3,360.00	\$5,051.98
Size	Year Built	Complex/Block	Facilities
74m2	1920’s Refirb & Subdivided 2001	6	None
Owners Corporation	Chattels		
BCS - 03 9616 1699	All fixed floor coverings, electric light fittings and window furnishings		
Building	Sale Method	Terms	
Spencer Lofts	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.