

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 **B1/27 Flinders Lane, Melbourne 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 \$700,000 & \$750,000

Median sale price

Median price \$555,000 Property type Apartment Suburb Melbourne
Period - From 01/10/2020 to 31/12/2020 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. 16/79 Franklin Street	\$737,000	27/02/21
2. 204/118 Russell Street	\$730,000	09/02/21
3. 14/27 Flinders Lane	\$670,000	21/12/20

This Statement of Information was prepared on: 09/04/2021

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 12/27 Flinders Lane	\$850,000	16/04/20	112m2	2	1	0
5. 23/27 Flinders Lane	\$638,000	26/05/20	75m2	2	1	0
6. 22/27 Flinders Lane	\$770,000	04/02/19	78m2	2	1	0

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
No	N/A	\$500 / \$2173.00 (Covid Adj.)

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1483.33	\$646.74	\$3780.00	\$5910.07
Size	Year Built	Complex/Block	Facilities
96m2	Converted 1986	27 / 27	None
Owners Corporation	Chattels		
Ace Body Corporation - 03 9417 1900	All fixed floor coverings, electric light fittings, window furnishings		
Building	Sale Method	Terms	
Sackville House	Deadline Sale - 21/04/21 @ 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.