

# 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 906/280 Spencer Street, MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$299,000 or range between X & X

### Median sale price

Median price \$501,900 Property type Apartment Suburb Melbourne  
Period - From 01/01/2021 to 31/12/2021 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. 805/639 Little Bourke Street, Melbourne	\$337,000	25/02/2022
2. 507/25 Wills Street, Melbourne	\$325,000	17/02/2022
3. 2503/11 Rose Lane, Melbourne	\$315,000	21/01/2022

This Statement of Information was prepared on: 12/04/2022

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 1003/11 Rose Lane	\$285,000	2/02/2022	45m2	1	1	0
5. 2002/8 Franklin Street	\$320,000	14/01/2022	36m2	1	1	1
6. 509/399 Bourke Street	\$325,000	15/11/2021	49m2	1	1	0

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
NO	N/A	\$325 / \$1412.20

### Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$648.18	\$615.88	\$3396.98	\$4661.04

Size	Year Built	Complex/Block	Facilities
42m2	2005	148/148	Rooftop gym & pool

Owners Corporation	Chattels
Metro Owners Corporation – 0418 512 029	All fixed floor coverings, electric light fittings, window furnishings

Building	Sale Method	Terms
The Mondriane	Deadline Sale – 12/04/22 at 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.