

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	405a/238 Flinders Lane, MELBOURNE VIC 3000
Including suburb & postcode	

Indicative selling price

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

Single price	X	or range between	\$360,000	&	\$390,000
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Median sale price

Median price	\$495,000	Property type	Apartment	Suburb	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. 38/187 Collins Street	\$410,000	22/08/23	43m2	1	1	0
2. 11/4-10 Bank Place	\$411,000	19/07/23	47m2	1	1	0
3. 7A/392-396 Little Collins St	\$362,500	02/08/23	47m2	1	1	0

This Statement of Information was prepared on: 23/10/2023

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 601/394 Collins Street	\$450,000	05/04/23	50m2	1	1	0
5. 609/394 Collins Street	\$450,000	06/06/23	42m2	1	1	0
6. 510/238 Flinders Lane	\$510,000	21/12/22	57m2	1	1	0

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw)
No	N/A	\$400.00

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$708.53	\$636.28	\$2,775.80	\$4,120.61

Year Built	Complex/Block	Facilities
1860’s, Refurb. 1870 & subdivided in 2000	69	None

Owners Corporation	Chattels
Hallmarc – 03 9660 9000	All fixed floor coverings, electric light fittings & window furnishings

Building	Sale Method	Terms
Flinders House	For 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.