

# 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 303/57 Spencer Street, Melbourne VIC 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 X or range between \$790,000 & \$850,000

### Median sale price

Median price \$423,000 Property type Apartment Suburb Melbourne  
Period - From 01/05/2021 to 30/04/2022 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
1.314/57 Spencer Street	\$1,190,000	08/06/2022	122m2	3	2	2
2.332/57 Spencer Street	\$1,150,000	04/06/2022	133m2	3	1	1
3.50/398 La Trobe Street	\$860,000	17/05/2022	139.2m2	3	1.5	1

This Statement of Information was prepared on: 08/07/2022

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4.209/57 Spencer Street	\$960,000	06/01/2022	101m2	2	2	1
5.10/131 La Trobe Street	\$965,000	07/12/2022	130m2	3	2	1
6.603/399 Bourke Street	\$834,000	11/12/2021	99m2	2	1	1

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
No	N/A	\$700pw / \$3041.67 (Covid adj.)

### Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1566.96	\$646.74	\$7359.76	\$9573.46
Size	Year Built	Complex/Block	Facilities
93m2	1893, converted from 1997	105/105	Pool, BBQ area, exercise room
Owners Corporation	Chattels		
Bencorp OCM 03 9696 4811	All fixed floor coverings, electric light fittings and window furnishings, buyer option to retain the rain lamp and the electric fire place.		
Building	Sale Method	Terms	
Grand Central Apartments	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.