

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 **21/313 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 **\$750,000** & **\$800,000**

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. 307/118 Russell Street	\$718,000	13/03/21
2. 204/118 Russell Street	\$730,000	09/02/21
3. 16/79 Franklin Street	\$737,000	27/02/21

This Statement of Information was prepared on: **27/04/2021**

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 12/61 Mackenzie Street	\$735,000	16/01/21	69m2	2	2	1
5. 53/398 La Trobe Street	\$760,500	28/01/21	111.4m2	2	1	1
6. 701/258 Flinders Lane	\$965,000	22/12/21	95.6m2	2	1	0

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
No	N/A	\$650 / \$2824

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1409.54	\$646.74	\$7244.56	\$9300.84
Size	Year Built	Complex/Block	Facilities
102m2	1916 converted in 1988	6 / 6	None

Owners Corporation Property Professionals - 03 9578 8223	Chattels All fixed floor coverings, electric light fittings and window furnishings	
Building N/A	Sale Method Deadline Sale - 04/05/21 @ 12pm	Terms 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.