

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 **1506/280 Spencer Street, MELBOURNE VIC 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 **\$300,000** & **\$340,000**

Median sale price

Median price **\$510,000** Property type **Apartment** Suburb **Melbourne**
Period - From **01/04/19** to **31/03/20** 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. 904/565 Flinders Street	\$304,000	09/12/20
2. 912/7 Katherine Place	\$315,000	04/12/20
3. 2512/220 Spencer Street	\$340,000	17/11/20

This Statement of Information was prepared on: **12/01/2021**

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 2408/380 Little Lonsdale St	\$360,000	16/11/20	44m2	1	1	0
5. 1309/500 Elizabeth St	\$327,000	09/11/20	38m2	1	1	0
6. 1224/199 William St	\$310,000	15/09/20	46m2	1	1	0

Current Lease Expiry	Current Rental (pw/pcm)	Rental Potential (pw/pcm)
N/A – Vacant	N/A – Vacant	\$325 / \$1408.33 (COVID adj.)

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$650.67	\$667	\$3283.98	\$4601.65

Size	Year Built	Complex/Block	Facilities
50m2	2005	149 / 149	Pool & Exercise Room

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

Building	Sale Method	Terms
The Mondriane	Deadline Sale 12/02 @ 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.