

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

3/349 Flinders Lane, MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

X

or range between

\$980,000

&

\$1,070,000

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)

B*

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

16/06/2023

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
1. 33/7 Drewery Lane	\$1,150,000	03/05/23	83m2	2	2	1
2. 801/111 Hardware Street	\$1,100,000	27/12/22	168m2	2	2	1
3. 11/30 Oliver Lane	\$1,653,000	01/02/23	119m2	2	1	0
4. 9/365 Little Bourke Street	\$1,737,000	11/05/23	158m2	3	1	1
5. 207/601 Little Collins Street	\$970,000	24/05/22	154m2	2	2	0
6. 5/192 Little Collins Street	\$1,650,000	30/11/22	159m2	2	2	0

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
Yes	Vacant	\$700 / \$3041.67

Size	Year Built	Complex/Block	Facilities
130m2	1840 – 1868 later extension in 1998	11 / 11	None

Owners Corporation	Chattels
MBCM – 03 9415 8800	All fixed floor coverings, electric light fittings and window furnishings

Building	Sale Method	Terms
N/A	Deadline Sale - 04/07/23 @ 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.