

# 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 **107/565 Flinders Street, Melbourne 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 \$ or range between \$350,000 & \$370,000

### Median sale price

Median price \$497,500 Property type Apartment Suburb Melbourne  
Period - From 01/01/2019 to 31/12/2019 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. 503/551 Flinders Lane, Melbourne	\$340,000	25/09/2019
2. 610/565 Flinders Street, Melbourne	\$336,000	06/09/2019
3. 1313/8 Dorcas St, Southbank	\$380,000	04/09/2019

This Statement of Information was prepared on: 29/01/2020

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 616/233 Collins Street	\$352,000	18/08/2019	52m2	1.5	1	0
5. 601/28 Wills Street	\$355,000	14/06/2019	54m2	1	1	0
6. 510/225 Elizabeth Street	\$361,000	21/05/2019	52m2	1	1	0

Current Lease Expiry	Current Rental (pw/pcm)	Rental Potential (pw/pcm)
N/A	N/A	\$420 / \$1825

### Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$807.75	\$666.86	\$3871.4	\$5346.01

Size	Year Built	Complex/Block	Facilities
62m2	2009	385 / 196	None

Owners Corporation	Chattels
MICM	All fixed floor coverings, electric light fittings, blinds, fold down king single bed and the clothes dryer

Building	Sale Method	Terms
Northbank	Auction	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.