

# 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 110/238 Flinders Lane, 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 \$450,000 & \$495,000

### Median sale price

Median price \$465,500 Property type Apartment Suburb Melbourne  
Period - From 1/10/22 to 30/9/23 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. 402/422 Collins Street      | \$545,000 | 13/12/23  | 62m2 | 1   | 1    | 0   |
| 2. 1/562 Little Bourke Street  | \$490,000 | 10/1/24   | 65m2 | 1   | 1    | 0   |
| 3. 1110/118 Russell Street     | \$520,000 | 2/12/23   | 57m2 | 1   | 1    | 0   |

This Statement of Information was prepared on: 12/2/24

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

| Additional comparable sales | Price     | Sale Date | Size | Bed | Bath | Car |
|-----------------------------|-----------|-----------|------|-----|------|-----|
| 4. 310/238 Flinders Lane    | \$510,000 | 21/12/23  | 56m2 | 1   | 1    | 0   |
| 5. 504/33-71 Spencer Street | \$492,500 | 31/10/23  | 53m2 | 1   | 1    | 0   |
| 6. 311/9 Degraves Street    | \$492,500 | 26/7/23   | 63m2 | 1   | 1    | 0   |

### Material Fact to Disclose

No

### Current Rent & Lease Expiry

N/A

### Rental Potential (pw)

\$525-\$600pw

### Property Outgoing Information (approximately per annum)

| Council Rates | Water Rates | Owners Corporation | Total Fees |
|---------------|-------------|--------------------|------------|
| \$957.98      | \$678.98    | \$3,594.82         | \$5,231.78 |

| Size | Year Built  | Complex/Block | Facilities |
|------|---|---------------|------------|
| 57m2 | 1860's, Refurbished in 1870 then subdivided in 2000 | 69            | None       |

### Owners Corporation

Hallmarc -  
03 9660 9000

### Chattels

All fixed floor coverings, electric light fittings & window furnishings

### Building

Flinders House

### Sale Method

Deadline Sale - 12/3/24 @ 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.