

Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale

Sections 47AF of the Estate Agents Act 1980

Address Including suburb & postcode 503/238 Flinders Lane, Melbourne VIC 3000

Indicative selling price

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

Single price \$469,000 or range between X & X

Median sale price

Median price \$478,564 Property type Apartment Suburb Melbourne

Period - from 01/01/23 to 31/12/23 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. 307/394 Collins Street	\$520,000	18/04/24	50m2	1	1	0
2. 34/131 La Trobe Street	\$505,000	24/05/24	65m2	1	1	1
3. 110/238 Flinders Lane	\$495,000	12/03/24	57m2	1	1	0

This Statement of Information was prepared on: 03/07/24

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 510/238 Flinders Lane	\$510,000	21/12/22	57m2	1	1	0
5. 24/1 Exhibition Street	\$510,000	06/06/24	63m2	1	1	0
6. 205/39 Queen Street	\$532,200	11/04/24	61m2	1	1	0

Material Fact to disclose	Current Rent & Lease Expiry	Rental Potential (pw)
No	N/A	TBC

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
TBC	TBC	\$3,973.20	TBC

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

Owners Corporation	Chattels
Hallmarc - 03 9660 9000	All fixed floor coverings, electric light fittings & window furnishings

Building	Sale Method	Terms
Flinders House	Private Sale	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.