

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 520/250 Elizabeth Street, MELBOURNE VIC 3000
Including suburb & postcode

Indicative selling price

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

Single price \$369,000 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. 102/269 Flinders Street	\$418,800	21/02/24		1	1	0
2. 1718/199 William Street	\$385,000	06/03/24		1	1	0
3. 3310/601 Little Lonsdale Street	\$435,000	15/03/24		1	1	0

This Statement of Information was prepared on: 26/04/2024

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 1607/250 Elizabeth Street	\$387,500	15/09/23		1	1	0
5. 2111/250 Elizabeth Street	\$435,000	10/08/23		1	1	0
6. 1406/250 Elizabeth Street	\$545,999	23/06/23		2	1	0

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw)
Yes	N/A	\$475.00 - \$500.00

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1,246.59	\$1,071.02	\$4,799.36	\$7,116.97

Size	Year Built	Complex/Block	Facilities
53m2	1976. Refurbished in 2001	360 / 135	Gym, pool, sauna and meeting room

Owners Corporation	Chattels
The Knight - 03 9506 3144	All fixed floor coverings, electric light fittings, window furnishings and furniture as inspected

Building	Sale Method	Terms
	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.