

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 79/283 Spring Street, Melbourne VIC 3000

Indicative selling price

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

Single price X or range between \$790,000 & \$860,000

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. 901/31 Spring Street	\$1,137,500	17/05/24	86m2	2	1	1
2. 602/399 Bourke Street	\$1,110,000	22/03/24	101m2	2	2	1
3. 115/283 Spring Street	\$787,500	15/03/24	85m2	2	2	1

This Statement of Information was prepared on: 07/06/24

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 1603/250 Elizabeth Street	\$741,000	05/02/24	82m2	2	1	1
5. 33/283 Spring Street	\$1,150,000	02/11/23	115m2	3	2	1
6. 185/283 Spring Street	\$772,250	25/07/24	85m2	2	2	1

Material Fact to disclose	Current Rent & Lease Expiry	Rental Potential (pw)
Yes	N/A	\$675 - \$725

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1,826.00	\$650.00	\$5,883.76	\$8,359.76

Size	Year Built	# In Complex/Block	Facilities
93m3	1998	165	Swimming pool, two tennis courts, gym and BBQ terrace

Owners Corporation

Chattels

MICM - Southbank
P: 03 9697 8800

All fixed floor coverings, electric light fittings & window furnishings

Building

Sale Method

Terms

Spring Street Tower

Deadline Sale 18/07/24 @ 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.