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	413/33-71 Spencer 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	$420,000	&	$462,000

Median sale price

Median price	$470,000	Property type	Apartment	Suburb	Melbourne
Period - from	01/01/25	to	31/12/25	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. 1015/422 Collins Street	$445,000	01/05/26	54m2	1	1	0
2. 309/29 Market Street	$475,000	02/04/26	61.9m2	1	1	0
3. 311/9 Degraves Street	$440,000	13/03/26	63m2	1	1	0

This Statement of Information was prepared on: 12/05/26

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 539/57 Spencer St	$380,000	29/11/25	50.87m2	1	1	0
5. 914/220 Spencer St	$358,888	14/01/26	43.6m2	1	1	0
6. 523/33-71 Spencer St	$395,000	11/02/24	40m2	1	1	0

Material Fact to disclose	Current Rent & Lease Expiry	Rental Potential (pw)
No	N/A	$550-$600pw

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
$1,113.24	$737.01	$8,172.74	$10,022.99

Size	Year Built	# In Complex/Block	Facilities
61m2	Completed 1893 additional two floors added 1912 & 1922 then refurbished & converted in 1997	105	Pool, BBQ Area, Exercise Room

Owners Corporation	Chattels
Bluestone Owners Corporation Managers P: 03 8535 2770	All fixed floor coverings, electric light fittings, dishwasher, microwave, fridge, washing machine and lounge rug

Building	Sale Method	Terms
Grand Central Apartments	Deadline Sale 19/05/26 @ 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.