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	605 & 606/166 Flinders 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	$550,000	&	$600,000

Median sale price

Median price	$502,000	Property type	Apartment	Suburb	Melbourne
Period - from	01/10/23	to	30/09/24	Source	REIV

Comparable property sales (*Delete A or B below as applicable)

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 06/03/25

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
604/166 Flinders Street	$350,000	04/12/24	58m2	1	1	0
504/166 Flinders Street	$585,000	19/09/24	77m2	2	1	0
38/24 Little Bourke Street	$475,000	07/09/24	74m2	2	1	0

Material Fact to disclose	Current Rent & Lease Expiry	Rental Potential (pw)
Yes	N/A	

Property Outgoing Information (approximately per annum)

See page 2

Size	Year Built	# In Complex	Facilities
140m2	7 storey brick building with shops at street level. Upper floors being residential apartments. Built 1927, refurbished & sub-divided in 1995.	32 / 32	None

Owners Corporation	Chattels
Strata Prime (OCVM) Group P: 9417 9600	All fixed floor coverings, electric light fittings & window furnishings

Building	Sale Method	Terms
Masonic Club AKA Cosmopolitan Apartments	Auction - 03/04/25 @ 6.00pm	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.

*Explanation of the
Owners Corporation Fees

Owners Corporation Fees are made up of two components.

Administration Fund & Maintenance Fund
166 Flinders St has recently undergone a full façade restoration. The increased Maintenance Fund finishes in December 2025, when the loan will be repaid in full.

Current Annual Fees until 31 December 2025 are:

Unit 605	
Administration Fund	$7,917.80
Maintenance Fund	$10,954.60
Total pa. to December 31st 2025	**$18,872.40**
Unit 606	
Administration Fund	$7,308.80
Maintenance Fund	$10,112.00
Total pa. to December 31st 2025	**$17,420.80**

These will be adjusted at settlement, so you only pay the portion of your ownership.

Owners will vote on a new Maintenance Fund at the AGM scheduled for the end of March 2025.
Based on the proposed new budget, awaiting ratification, annual fees will be approximately:

Unit 605	
Administration Fund	$7,917.80
Maintenance Fund	$1,000.00
Total pa. from January 1st 2026	**$8,917.80**
Unit 606	
Administration Fund	$7,308.80
Maintenance Fund	$1,000.00
Total pa. from January 1st 2026	**$8,308.80**

Approximate total for the pair, awaiting ratification is – $17,226.60

NOTE: Please carefully read the section 32 and seek your own independent legal and financial advice.