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 Including suburb & postcode	203/258 Flinders Lane, Melbourne VIC 3000

Indicative selling price

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

Single price	X	or range between	$870,000	&	$920,000

Median sale price

Median price	$465,500	Property type	Apartment	Suburb	Melbourne
Period - From	1/10/22	to	30/9/23	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. 404/258 Flinders Ln	$891,200	16/12/23	71m2	2	1	0
2. 503/258 Flinders Ln	$1,041,000	13/11/23	82m2	2	1	0
3. 6A/27 Russell St	$1,290,000	22/9/23	104m2	2	2	0

This Statement of Information was prepared on: 11/2/24

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 104/258 Flinders Ln	$839,000	25/2/23	71m2	2	1	0
5. 401/258 Flinders Ln	$961,000	13/10/21	60m2	1	1	0
6. 303/258 Flinders Ln	$960,000	22/5/21	82m2	2	1	0

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw)
No	N/A	$700-$750pw

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
$2,175.20	$678.98	$7,502.64	$10,356.82

Size	Year Built	Complex/Block	Facilities
82m2	1928-1930	31	None

Owners Corporation	Chattels
Verticali - 03 9863 9707	All fixed floor coverings & electric light fittings

Building	Sale Method	Terms
The Majorca Building	Deadline Sale - 12/3/24 @ 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.