

# 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 413/33-71 Spencer Street, Melbourne VIC 3000  
Including suburb & postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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. 1308/31 Spring Street	\$458,888	04/02/26	65m2	1	1	0
2. 544/33-71 Spencer Street	\$470,000	13/11/25	75m2	1	1	0
3. 534/33-71 Spencer Street	\$460,000	22/10/25	57.62m2	1	1	0

This Statement of Information was prepared on: 28/04/26

### 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

Bluestone Owners Corporation  
Managers  
P: 03 8535 2770

### Chattels

All fixed floor coverings, electric light fittings & window furnishings

### Building

Grand Central Apartments

### Sale Method

Deadline Sale 19/05/26 @ 12pm

### Terms

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.