

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 **38/211 Wellington Parade South, East Melbourne 3002**
Including suburb & postcode

Indicative selling price

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

Single price \$* or range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$820,000 Property type Apartment Suburb East Melbourne
Period - From 01/10/18 to 30/09/19 Source REIV

Comparable property sales

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	Date of sale
1. 403A/158 Albert Street, East Melbourne	\$1,425,000	15/11/19
2. 59/1-27 Wellington Crescent, East Melbourne	\$1,260,000	21/09/19
3. 36/201 Wellington Parade South, East Melbourne	\$1,475,000	06/09/19

This Statement of Information was prepared on: 31/01/2020

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 1/8 Webb Lane	\$1,041,500	23/11/19		2	1	1
5. 26/190 Albert Street	\$1,075,000	26/10/19		2	2	1
6. 702/9-19 Eades Street	\$1,750,000	23/09/19		2	2	2

Current Lease Expiry	Current Rental (pw/pcm)	Rental Potential (pw/pcm)
08-02-2020	\$750 / \$3,259	\$750 / \$3,259

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$2,138	\$667	\$7,561	\$10,366

Size	Year Built	Complex/Block	Facilities
92m2	1993	80 / 80	Gym, Lord Wellington Club, 2 Pools

Owners Corporation	Chattels
The Knights Alliance	All fixed floor coverings, light fittings, window furnishings and all fixtures and fittings of a permanent nature (List tiled Unit 38 Inventory listing as of 7/2/19)

Building	Sale Method	Terms
Wellington Gardens	Auction 15/02/2020 at 10.30am	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.