

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 **1211V/162 Albert Street, East Melbourne 3002**
Including suburb & postcode

Indicative selling price

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

Single price X or range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$876,000 Property type Apartment Suburb East Melbourne
Period - From 01/01/20 to 31/12/20 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	Date of sale
1. 15/190 Albert Street	\$1,175,000	14/12/20
2. 24/201 Wellington Pde Sth	\$1,025,000	15/10/20
3. 502/158 Albert St	\$1,310,000	20/07/20

This Statement of Information was prepared on: 19/01/2021

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 801/1 Powlett St	\$1,250,000	15/06/20	74m2	2	2	2
5. 1208/162 Albert St	\$760,000	30/10/20	71m2	2	1	1
6. 61/211 Wellington Parade Sth	\$920,000	09/12/20	91m2	2	2	1

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
No	N/A - Vacant	\$600 / \$2,607.15 (Covid adj.)

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$2,031.44	\$646.74	\$7,987.20	\$10,665.38

Size	Year Built	Complex/Block	Facilities
101m2	2004	211 / 211	Heated outdoor pool, sun deck, gym, IGA, cafes & wine bar

Owners Corporation	Chattels
Excel Owners Services	All fixed floor coverings, electric light fittings, blinds.

Building	Sale Method	Terms
Tribeca	Deadline Sale 25/02/21 @ 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.