

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 **102/25 Hotham Street, East Melbourne 3002**
Including suburb & postcode

Indicative selling price

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

Single price **\$270,000** or range between &

Median sale price

Median price **\$888,500** Property type **Apartment** Suburb **East Melbourne**
Period - From **01/04/2019** to **31/03/2020** 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. 210/25 Hotham Street, East Melbourne	\$300,000	05/05/2020
2. 704/60 Stanley Street, Collingwood	\$320,000	27/04/2020
3. 22/24-38 Little Bourke Street, Melbourne	\$299,000	05/03/2020

This Statement of Information was prepared on: **24/06/2020**

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

Current Lease Expiry	Current Rental (pw/pcm)	Rental Potential (pw/pcm)
N/A - Vacant	N/A - Vacant	\$300 / \$1303.57

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$691.63	\$666.86	\$1155	\$2513.49

Size	Year Built	Complex/Block	Facilities
32m2	1992 Converted from motel to residences 2004	41 / 41	Communal Laundry

Owners Corporation	Chattels
BCS Strata Management	All fixtures and fittings of a permanent nature.

Building	Sale Method	Terms
East Melbourne Studio Apartments	Private Sale	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.