

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 **10/53 Powlett Street, East Melbourne 3002**
Including suburb & postcode

Indicative selling price

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

Single price **\$410000** or range between **X** & **X**

Median sale price

Median price **\$820,000** Property type **Apartment** Suburb **East Melbourne**
Period - From **Oct 2018** to **Sep 2019** 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. 9/53 Powlett Street, East Melbourne	\$410,000	15/09/19
2. 706/166 Wellington Parade, East Melbourne	\$475,000	15/11/19
3. 9/20-22 Hotham Street, East Melbourne	\$483,000	13/08/19

This Statement of Information was prepared on: **13/01/2020**

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 413/133-143 Jolimont Road	\$345,000	23/08/19	38m2	1	1	0
5. 10/9-15 Palmer Street	\$471,000	13/07/19		1	1	1
6. 301/201 Powlett Street	\$475,000	29/07/19		3	1	1

Current Lease Expiry	Current Rental (pw/pcm)	Rental Potential (pw/pcm)
Vacant	N/A	\$350 / \$1,520

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$934.4	\$666.86	\$4137.49	\$5738.75

Size	Year Built	Complex/Block	Facilities
0m2	1959	24 / 24	N/A

Owners Corporation	Chattels
Body Corporate Services	All fixtures and fittings of a permanent nature

Building	Sale Method	Terms
Regents Gate	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.