

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

Including suburb & postcode

907/166 Wellington Parade, EAST MELBOURNE VIC 3002

Indicative selling price

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

Single price

X

or range between

\$460,000

&

\$490,000

Median sale price

Median price

\$877,000

Property type

Apartment

Suburb

East Melbourne

Period - From

01/01/21

to

31/12/21

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. 1606/225 Elizabeth Street	\$459,000	10/09/21
2. 507/118 Russell Street	\$520,000	29/09/21

This Statement of Information was prepared on: 01/02/2022

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
3. 507/166 Wellington Parade	\$511,500	01/07/20	58.4m2	2	1	1

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
Yes	N/A	\$400 - \$425pw / \$1738 - \$1846.73

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1,086.20	\$615.88	\$3,604.84	\$5,306.92

Size	Year Built	Complex/Block	Facilities
58.4m2	2001	94 / 94	Gym, Pool, Sauna

Owners Corporation	Chattels
Bluestone OCM Pty 03 8535 2770	All fixed floor coverings, electric light fittings & window furnishings

Building	Sale Method	Terms
Jolimont Vista	Deadline Sale - 28/02/22 @ 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.