

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	49A/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	\$799,000	or range between	X	&	X
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Median sale price

Median price	\$890,000	Property type	Apartment	Suburb	East Melbourne
Period - From	01/10/21	to	30/09/22	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	Sale Date	Size	Bed	Bath	Car
1. 22/108-114 George Street	\$850,000	11/07/22	75m2	2	1	1
2. 104P/191 Powlett Street	\$865,000	02/07/22		2	1	1
3. 6/62-64 Simpson Street	\$955,000	12/11/22	72m2	2	1	1

This Statement of Information was prepared on: 15/12/2022

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 37B/211 Wellington Pde South	\$850,000	27/05/22	74m2	2	2	1
5. 7/24-30 Hotham Street	\$872,000	18/06/22	88m2	2	1	1
6. 9/86-90 Hotham Street	\$769,999	09/04/22	73m2	2	1	1

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
Yes	N/A	\$550 / \$2389

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$1959.72	\$636.28	\$6,853.20	\$9,449.20
Size	Year Built	Complex/Block	Facilities
74m2	1993	240	Gym, Lord Wellington Club, 2 Pools

Owners Corporation	Chattels
MBCM Strata Specialists – 03 9415 8800	All fixed floor coverings, electric light fittings & window furnishings

Building	Sale Method	Terms
Wellington Gardens	For 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.