

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 **2/41 Manningham Street PARKVILLE VIC 3052**

Indicative selling price

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

Single price **X** or range between **330,000** & **360,000**

Median sale price

Median price **\$569,500** Property type **Apartment** Suburb **Parkville**
Period - From **01/07/2020** to **30/06/2021** 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. 6/94 Cade Way, Parkville	\$350,000	15/06/2021
2. 310/67 Galada Avenue, Parkville	\$351,000	13/07/2021
3. 3/30 Park Drive, Parkville	\$412,500	22/05/2021

This Statement of Information was prepared on: **01/11/2021**

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 202/445 Royal Parade	\$375,000	01/02/21		1	1	1
5. 214/445 Royal Parade	\$428,000	19/12/20		1	1	1
6. 703/61 Galada Avenue	\$380,000	10/03/20		1	1	1

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
Yes, see agent	N/A	\$275 / \$1194.94

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$701.60	\$615.88	\$1964.60	\$3282.08

Size	Year Built	Complex / Block	Facilities
50m2	1970	12	None

Owners Corporation	Chattels
MBCM City 03 9415 8800	All fixed floor coverings, electric light fitting & window furnishings

Building	Sale Method	Terms
Cremorne	Deadline Sale – 05.11.21 @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.