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	103/211 Powlett Street, EAST MELBOURNE VIC 3002

Indicative selling price

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

Single price	$549,000	or range between	X	&	X

Median sale price

Median price	$750,000	Property type	Apartment	Suburb	East Melbourne
Period - From	01/07/22	to	30/06/23	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. 404M/201 Powlett Street	$660,000	11/12/23	80m2	2	1	1
2. 6/37 George Street	$690,000	9/12/23	53m2	1	1	0
3. 8/23 Albert Street	$512,000	2/11/23	51m2	1	1	0

This Statement of Information was prepared on: 11/01/2024

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 710V/162 Albert Street	$585,000	21/8/23	65m2	2	1	1
5. 7/1-11 Grey Street	$500,000	25/7/23	56m2	1	1	1
6. 5/21 Hotham Street	$595,000	15/7/23	56m2	1	1	1

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw)
No	N/A	$500.00 - $550.00

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
$1,613.00	$678.98	$7,729.40	$10,021.38

Size	Year Built	Complex/Block	Facilities
73m2	1882. Developed and subdivided in 2004	440 / 35	Heated outdoor pool, sun deck, gym, IGA, cafes & wine bar

Owners Corporation	Chattels
Excel – 03 9897 3077	All fixed floor coverings and electric light fittings

Building	Sale Method	Terms
Tribeca - The Aitkin	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.