

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Property offered for sale

Sections 47AF of the Estate Agents Act 1980

Address Including suburb & postcode 36/211 Wellington Parade South, East Melbourne VIC 3002

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price X or range between \$1,575,000 & \$1,675,000

### Median sale price

Median price \$830,000 Property type Apartment Suburb East Melbourne  
Period - from 01/07/23 to 30/09/23 Source REIV

Address of comparable property	Price	Sale Date	Size	Bed	Bath	Car
1. 2/6 Wellington Crescent	2,275,000	16/03/24	115m2	3	3	2

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 03/07/24

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 10/211 Wellington Pde Sth	1,740,000	12/08/23	108m2	2	2	2
5. 41/201 Wellington Pde Sth	1,500,000	25/08/23	127m2	3	2	2
6. 51/1 Wellington Cres	1,500,000	29/04/23	134.5m2	3	2	2

Material Fact to disclose	Current Rent & Lease Expiry	Rental Potential (pw)
No	N/A	\$900pw - \$1,000pw

### Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
TBC	TBC	TBC	TBC

Size	Year Built	# In Complex/Block	Facilities
130m2	1993	240	Gym, Lord Wellington Club, 2 Pools

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

Building	Sale Method	Terms
Wellington Gardens	Deadline Sale 31/07/24 @ 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.