

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 **408/118 Dudley Street, West Melbourne 3003**
Including suburb & postcode

Indicative selling price

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

Single price **\$420,000** or range between **X** & **X**

Median sale price

Median price **\$632,500** Property type **Apartment** Suburb **West Melbourne**
Period - From **11/01/20** to **10/01/21** 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. 31/50 Rosslyn St	\$430,000	10/11/20
2. 112/145 Roden St	\$350,000	05/11/20
3. 204/25 Byron St	\$440,000	02/12/20

This Statement of Information was prepared on: **16/02/2021**

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

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 311/118 Dudley St	\$310,000	01/06/20		1	1	0
5. 104/89 Roden St	\$390,000	09/07/20	49m2	1	1	1

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
Yes	Vacant	\$360 / \$1560 (COVID adj.)

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$819.25	\$646.74	\$3,395.92	\$4,861.91

Size	Year Built	Complex/Block	Facilities
50m2	2005	103 / 103	Communal Terrace with BBQ, Gym, Visitor Parking

Owners Corporation	Chattels
MICM	All fixed floor coverings, electric light fittings and blinds

Building	Sale Method	Terms
Market Square	Auction 13/02/21 @ 1.00pm	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.