

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

106/102 STANLEY STREET WEST MELBOURNE VIC 3003

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

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 6 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

506/5 WOMINJEKA WALK WEST MELBOURNE VIC 3003	\$693,000	07-Feb-23
303/2 HAWKE STREET WEST MELBOURNE VIC 3003	\$715,000	12-Oct-22

OR

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 6 months.

This Statement of Information was prepared on: 06 April 2023



**506/5 WOMINJEKA WALK WEST
MELBOURNE VIC 3003**

2 2 1

Sold Price

\$693,000

Sold Date **07-Feb-23**

Distance **0.24km**



**303/2 HAWKE STREET WEST
MELBOURNE VIC 3003**

2 2 1

Sold Price

\$715,000

Sold Date **12-Oct-22**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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