

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

211/10 WOMINJEKA WALK 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

or range
between

\$640,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jun 2023

to

31 May 2024

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

| | | |
|---|-----------|-----------|
| 1004/393 SPENCER STREET WEST MELBOURNE VIC 3003 | \$695,000 | 18-Mar-24 |
| 106/102 STANLEY STREET WEST MELBOURNE VIC 3003 | \$675,000 | 27-Dec-23 |
| 313/5 WOMINJEKA WALK WEST MELBOURNE VIC 3003 | \$670,000 | 15-Mar-24 |

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: 11 June 2024

DYNAMIC

RESIDENTIAL

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**1004/393 SPENCER STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$695,000

Sold Date

18-Mar-24

 2  2  2

Distance

0.19km



**106/102 STANLEY STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$675,000

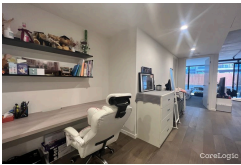
Sold Date

27-Dec-23

 2  2  1

Distance

0.22km



**313/5 WOMINJEKA WALK WEST
MELBOURNE VIC 3003**

Sold Price

\$670,000

Sold Date

15-Mar-24

 2  2  1

Distance

0.04km

RS = Recent sale

UN = Undisclosed Sale

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