

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

215/10 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

\$440,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,250

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jun 2020

to

31 May 2021

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

201/175 Rosslyn Street West Melbourne VIC 3003	\$401,250	07-Feb-21
602/140 Dudley Street West Melbourne VIC 3003	\$440,000	07-Jan-21
1610/668 Bourke Street Melbourne VIC 3000	\$435,000	03-Mar-21

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: 07 June 2021



**201/175 Rosslyn Street West
Melbourne VIC 3003**

 1
  1
  1

Sold Price **\$401,250** Sold Date **07-Feb-21**

Distance **0.03km**



**602/140 Dudley Street West
Melbourne VIC 3003**

 1
  1
  1

Sold Price **\$440,000** Sold Date **07-Jan-21**

Distance **0.15km**



**1610/668 Bourke Street Melbourne
VIC 3000**

 1
  1
  1

Sold Price ^{RS} **\$435,000** Sold Date **03-Mar-21**

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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