

## 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

107/10 Wominjeka Walk West Melbourne VIC 3003

### Indicative selling price

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

\$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

3/467 King Street West Melbourne VIC 3003	\$746,000	19-Mar-21
10/24 Ireland Street West Melbourne VIC 3003	\$743,000	20-Feb-21
7/39-47 Peel Street West Melbourne VIC 3003	\$649,000	20-May-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: 13 June 2021



**3/467 King Street West Melbourne  
VIC 3003**

 2  1  1

Sold Price

**\$746,000**

Sold Date

**19-Mar-21**

Distance

**0.27km**



**10/24 Ireland Street West  
Melbourne VIC 3003**

 2  1  1

Sold Price

**\$743,000**

Sold Date

**20-Feb-21**

Distance

**0.41km**



**7/39-47 Peel Street West  
Melbourne VIC 3003**

 2  1  1

Sold Price

<sup>RS</sup> **\$649,000**

Sold Date

**20-May-21**

Distance

**0.64km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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