

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

401/10 Wominjeka Walk, West Melbourne Vic 3003

Indicative selling price

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

Range between \$425,000 & \$450,000

Median sale price

Median price \$532,500 Property Type Unit Suburb West Melbourne

Period - From 01/04/2023 to 31/03/2024 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	2510/1 Balston St SOUTHBANK 3006	\$425,000	09/04/2024
2	6303/462 Elizabeth St MELBOURNE 3000	\$415,000	05/03/2024
3	1309N/883 Collins St DOCKLANDS 3008	\$406,000	28/02/2024

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 six months.~~

This Statement of Information was prepared on:

15/05/2024 13:03



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$425,000 - \$450,000
Median Unit Price
Year ending March 2024: \$532,500

Comparable Properties



2510/1 Balston St SOUTHBANK 3006 (REI)

Agent Comments

1 1 -

Price: \$425,000
Method: Private Sale
Date: 09/04/2024
Property Type: Apartment



6303/462 Elizabeth St MELBOURNE 3000 (REI/VG)

Agent Comments

1 1 -

Price: \$415,000
Method: Private Sale
Date: 05/03/2024
Property Type: Apartment



1309N/883 Collins St DOCKLANDS 3008 (REI/VG)

Agent Comments

1 1 -

Price: \$406,000
Method: Private Sale
Date: 28/02/2024
Property Type: Apartment

Account - Bow Residential | P: (03) 8672 2942