

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

313/5 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

\$750,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 Dec 2022

to

30 Nov 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

306/112 ADDERLEY STREET WEST MELBOURNE VIC 3003	\$778,500	15-Aug-23
2A HAWKE STREET WEST MELBOURNE VIC 3003	\$774,000	31-Jul-23
1/30 DUDLEY STREET WEST MELBOURNE VIC 3003	\$775,000	29-Aug-23

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 December 2023



**306/112 ADDERLEY STREET WEST
MELBOURNE VIC 3003**

 2  2  1

Sold Price

\$778,500

Sold Date

15-Aug-23

Distance

0.08km



**2A HAWKE STREET WEST
MELBOURNE VIC 3003**

 2  2  1

Sold Price

\$774,000

Sold Date

31-Jul-23

Distance

0.52km



**1/30 DUDLEY STREET WEST
MELBOURNE VIC 3003**

 2  1  1

Sold Price

\$775,000

Sold Date

29-Aug-23

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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