

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 804/10 Wominjeka Walk, West Melbourne Vic 3003

Indicative selling price

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

Range between \$370,000 & \$400,000

Median sale price

Median price \$523,250 Property Type Unit Suburb West Melbourne

Period - From 01/10/2023 to 30/09/2024 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	322/23 Batman St WEST MELBOURNE 3003	\$390,000	12/11/2024
2	517/9 Dryburgh St WEST MELBOURNE 3003	\$370,000	25/10/2024
3	1509/157 Abeckett St MELBOURNE 3000	\$378,500	01/10/2024

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: 03/12/2024 13:14



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$370,000 - \$400,000

Median Unit Price

Year ending September 2024: \$523,250

Comparable Properties



322/23 Batman St WEST MELBOURNE 3003 (REI)

Agent Comments

1 1 -

Price: \$390,000

Method: Private Sale

Date: 12/11/2024

Property Type: Apartment



517/9 Dryburgh St WEST MELBOURNE 3003 (REI)

Agent Comments

1 1 -

Price: \$370,000

Method: Private Sale

Date: 25/10/2024

Property Type: Apartment



1509/157 Abeckett St MELBOURNE 3000 (REI/VG)

Agent Comments

1 1 -

Price: \$378,500

Method: Private Sale

Date: 01/10/2024

Property Type: Apartment

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