

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

109/10 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

or range
between

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 Oct 2022

to

30 Sep 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

601/10 WOMINJEKA WALK WEST MELBOURNE VIC 3003	\$450,000	26-Jun-23
404/5 WOMINJEKA WALK WEST MELBOURNE VIC 3003	\$454,000	26-Apr-23
113/150 DUDLEY STREET WEST MELBOURNE VIC 3003	\$450,000	11-May-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: 05 October 2023



**601/10 WOMINJEKA WALK WEST
MELBOURNE VIC 3003**

Sold Price

\$450,000

Sold Date

26-Jun-23

 1

 1

 -

Distance

0km



**404/5 WOMINJEKA WALK WEST
MELBOURNE VIC 3003**

Sold Price

\$454,000

Sold Date

26-Apr-23

 1

 1

 -

Distance

0.04km



**113/150 DUDLEY STREET WEST
MELBOURNE VIC 3003**

Sold Price

\$450,000

Sold Date

11-May-23

 1

 1

 1

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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