

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

301/25 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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,750

Property type

Unit

Suburb

West Melbourne

Period-from

01 Jul 2023

to

30 Jun 2024

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

911/25 WATERFRONT WAY DOCKLANDS VIC 3008	\$860,000	15-Apr-24
5010/560 LONSDALE STREET MELBOURNE VIC 3000	\$815,000	05-Jul-24
4306/560 LONSDALE STREET MELBOURNE VIC 3000	\$808,000	09-Jun-24

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: 25 July 2024

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**911/25 WATERFRONT WAY
DOCKLANDS VIC 3008**

2 2 1

Sold Price **\$860,000** Sold Date **15-Apr-24**

Distance **0.9km**



**5010/560 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price ^{RS} **\$815,000** Sold Date **05-Jul-24**

Distance **0.74km**



**4306/560 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price ^{RS} **\$808,000** Sold Date **09-Jun-24**

Distance **0.74km**

RS = Recent sale UN = Undisclosed Sale

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