

## 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

302/112 ADDERLEY STREET WEST MELBOURNE VIC 3003

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

West Melbourne

Period-from

01 Mar 2023

to

29 Feb 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

203/10 WOMINJEKA WALK WEST MELBOURNE VIC 3003	\$679,500	02-Nov-23
106/102 STANLEY STREET WEST MELBOURNE VIC 3003	\$675,000	27-Dec-23
1702/393 SPENCER STREET WEST MELBOURNE VIC 3003	\$655,000	11-Oct-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: 21 March 2024

# DYNAMIC

RESIDENTIAL

Andrew Wu

M + 61 413 373 371

E awu@dynamicresidential.com.au



**203/10 WOMINJEKA WALK WEST  
MELBOURNE VIC 3003**

Sold Price

**\$679,500**

Sold Date

**02-Nov-23**

 2  1  1

Distance

**0.11km**



**106/102 STANLEY STREET WEST  
MELBOURNE VIC 3003**

Sold Price

**\$675,000**

Sold Date

**27-Dec-23**

 2  2  1

Distance

**0.29km**



**1702/393 SPENCER STREET WEST  
MELBOURNE VIC 3003**

Sold Price

**\$655,000**

Sold Date

**11-Oct-23**

 2  2  1

Distance

**0.21km**

RS = Recent sale

UN = Undisclosed Sale

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