

## 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

802/10 Wominjeka Walk, 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

\$1,160,000

&

\$1,285,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$516,000

Property type

Unit

Suburb

West Melbourne

Period-from

08/02/2024

to

08/08/2024

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 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

502/112 Adderley Street West Melbourne VIC 3003	\$1,500,000	11 Mar 2024
809/5 Wominjeka Walk West Melbourne VIC 3003	\$985,000	13 Mar 2024
3002/65 Dudley Street West Melbourne VIC 3003	\$1,000,000	15 Apr 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 6 months.~~

This Statement of Information was prepared on: 03 May 2021