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	1001/10 Wominjeka Walk, West Melbourne Vic 3003

Indicative selling price

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

Single price $515,000

Median sale price

Median price $540,000 Property Type Unit Suburb West Melbourne

Period - From 01/07/2023 to 30/09/2023 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	801/10 Wominjeka Wlk WEST MELBOURNE 3003	$558,000	01/06/2023
2	5/456 William St WEST MELBOURNE 3003	$512,500	23/09/2023
3			

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: 27/10/2023 12:08

1001/10 Wominjeka Walk, West Melbourne Vic 3003

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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$515,000
Median Unit Price
September quarter 2023: $540,000

Comparable Properties

801/10 Wominjeka Wlk WEST MELBOURNE 3003 (VG)

1 - -

Agent Comments

Price: $558,000
Method: Sale
Date: 01/06/2023
Property Type: Flat/Unit/Apartment (Res)



5/456 William St WEST MELBOURNE 3003 (REI)

1 1 1

Agent Comments

Price: $512,500
Method: Auction Sale
Date: 23/09/2023
Property Type: Unit

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.

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