Statement of Information

# Single residential property located in the Melbourne metropolitan area

***Sections 47AF of the Estate Agents Act 1980***

**Property offered for sale**

| Address Including suburb & postcode | 402/10 Wominjeka Walk, WEST MELBOURNE VIC 3003 |
|---|---|

**Indicative selling price**

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

| Single price | X | or range between | $1,200,000 | & | $1,250,000 |
|---|---|---|---|---|---|

**Median sale price**

| Median price | $498,000 | Property type | Apartment | Suburb | West Melbourne |
|---|---|---|---|---|---|
| Period - From | 01/07/22 | to | 30/06/23 | 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 | Sale Date | Size m2 | Bed | Bath | Car |
|---|---|---|---|---|---|---|
| 1. 601/105 Rosslyn Street, West Melbourne | $1,208,400 | 17/03/23 | 123 | 3 | 2 | 2 |
| 2. 1105/265 Exhibition Street, Melbourne | $1,600,000 | 15/05/23 | 151 | 3 | 2 | 2 |
| 3. 2202/39 Caravel Lane, Docklands | $1,540,000 | 25/06/23 | 140 | 3 | 2 | 2 |

This Statement of Information was prepared on: 23/10/2023

***Harcourts Melbourne City have provided additional information that the purchaser may find informative.***

| Additional comparable sales | Price | Sale Date | Size m2 | Bed | Bath | Car |
|---|---|---|---|---|---|---|
| 4. 902/5 Wominjeka Walk, West Melbourne | $1,100,000 | 18/10/22 | 82 | 3 | 2 | 2 |
| 5. 502/28 Curzon Street, West Melbourne | $1,537,000 | 22/06/23 | 119 | 3 | 2 | 2 |
| 6. 207/28 Curzon Street, West Melbourne | $1,705,000 | 21/05/22 | 119 | 3 | 2 | 2 |

| Material Fact to Disclose | Current Rent & Lease Expiry | Rental Potential (pw) |
|---|---|---|
| No | N/A | $900.00 |

**Property Outgoing Information (approximately per annum)**

| Council Rates | Water Rates | Owners Corporation | Total Fees |
|---|---|---|---|
| $2,362.89 | $615.88 | $10,717.32 | $13,696.09 |

| Size | Year Built | Complex/Block | Facilities |
|---|---|---|---|
| 119.5m2 | 2020 | 102/377 | Pool, spa, resident gardens, BBQ area, cinema, resident dining room, dog wash area, secure basement parking with Tesla car charging stations |

| Owners Corporation | Chattels |
|---|---|
| Highrise Strata Management 1300 44 44 74 | All fixed floor coverings, electric light fittings and window furnishings |

| Building | Sale Method | Terms |
|---|---|---|
| The Spencer | Private Sale | 10% Deposit - Settlement 30 Days |

*Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.*