Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

401/10 Wominjeka Walk, West Melbourne Vic 3003

Indicative selling price

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

Range between \$475,000 & \$500	00,000
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Median sale price

Median price	\$532,500	Pro	pperty Type U	nit		Suburb	West Melbourne
Period - From	01/04/2023	to	31/03/2024	s	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

Auc	areas or comparable property	1 1100	Date of Sale
1	110/238 Flinders La MELBOURNE 3000	\$495,100	12/03/2024
2	104/5 Wominjeka WIk WEST MELBOURNE 3003	\$485,000	08/01/2024
3	503/1 Manchester La MELBOURNE 3000	\$475,000	26/02/2024

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 six months.

This Statement of Information was prepared on:	26/04/2024 14:25



Date of sale







Property Type: Flat/Unit/Apartment (Res) **Agent Comments**

Indicative Selling Price \$475,000 - \$500,000 **Median Unit Price** Year ending March 2024: \$532,500

Comparable Properties



110/238 Flinders La MELBOURNE 3000 (REI/VG)





Price: \$495,100 Method: Private Sale Date: 12/03/2024

Property Type: Apartment

Agent Comments

104/5 Wominjeka WIk WEST MELBOURNE

3003 (VG)







Price: \$485,000 Method: Sale Date: 08/01/2024

Property Type: Flat/Unit/Apartment (Res)

Agent Comments







Price: \$475,000 Method: Private Sale Date: 26/02/2024

Property Type: Apartment

Agent Comments

Account - Bow Residential | P: (03) 8672 2942





