

## 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

5/10 Carmichael Street West Footscray VIC 3012

### 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

\$300,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Sep 2018

to

31 Aug 2019

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

7/5 Carmichael Street West Footscray VIC 3012	\$270,000	10-Aug-19
18/43-45 Church Street West Footscray VIC 3012	\$270,000	29-Mar-19
9/31 Edgar Street Kingsville VIC 3012	\$295,000	14-Aug-19

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: 17 September 2019

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**7/5 Carmichael Street West  
Footscray VIC 3012**

1 1 1

Sold Price **\$270,000** Sold Date **10-Aug-19**

Distance **0.1km**



**18/43-45 Church Street West  
Footscray VIC 3012**

1 1 1

Sold Price Sold Date **29-Mar-19**

Distance **0.63km**



**9/31 Edgar Street Kingsville VIC  
3012**

1 1 1

Sold Price **\$295,000** Sold Date **14-Aug-19**

Distance **1.21km**

**RS** = Recent sale **UN** = Undisclosed Sale

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