

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 11/10 Carmichael Street, West Footscray VIC 3012

Indicative selling price

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

Single price or range between \$345,000 & \$375,000

Median sale price

Median price \$476,250

Property type Unit

Suburb West Footscray

Period - From 01.04.2019

to

30.06.2019

Source REIV

Comparable property sales

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. 5/181 Geelong Road, Seddon	\$350,500	20.09.2019
2. 7/258 Ballarat Road, Footscray	\$351,000	06.07.2019
3. 4/705 Barkly Street, West Footscray	\$370,000	18.09.2019

This Statement of Information was prepared on: 15.10.2019