

# STATEMENT OF INFORMATION

6/12 CARMICHAEL STREET, WEST FOOTSCRAY, VIC 3012

PREPARED BY DION CLEMMENS, SWEENEY ESTATE AGENTS YARRAVILLE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**6/12 CARMICHAEL STREET, WEST**

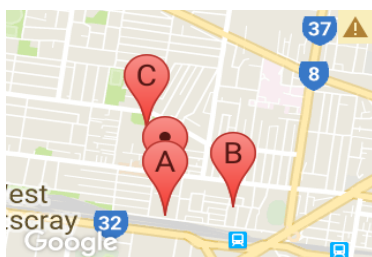
2 1 1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$370,000 to \$400,000**

Provided by: Dion Clemmens, Sweeney Estate Agents Yarraville

## MEDIAN SALE PRICE

**WEST FOOTSCRAY, VIC, 3012**

Suburb Median Sale Price (Unit)

**\$370,000**

01 October 2016 to 30 September 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.

**8/102 CROSS ST, WEST FOOTSCRAY, VIC 3012**

2 1 1

## Sale Price

**\$480,000**

Sale Date: 31/05/2017

Distance from Property: 175m

**101/26 BEAUREPAIRE PDE, FOOTSCRAY, VIC**

2 1 1

## Sale Price

**\*\$455,000**

Sale Date: 28/07/2017

Distance from Property: 458m

**20/22 BLANDFORD ST, WEST FOOTSCRAY, VIC**

2 1 1

## Sale Price

**\*\$322,000**

Sale Date: 01/07/2017

Distance from Property: 460m



This report has been compiled on 09/11/2017 by Sweeney Estate Agents Yarraville. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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 and  
postcode

6/12 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)

Price Range:

\$370,000 to \$400,000

Median sale price

Median price

\$370,000

House

Unit

X


Suburb

WEST FOOTSCRAY

Period

01 October 2016 to 30 September 2017

Source



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
8/102 CROSS ST, WEST FOOTSCRAY, VIC 3012	\$480,000	31/05/2017
101/26 BEAUREPAIRE PDE, FOOTSCRAY, VIC 3011	*\$455,000	28/07/2017
20/22 BLANDFORD ST, WEST FOOTSCRAY, VIC 3012	*\$322,000	01/07/2017