

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

11/5 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$235,000

&

\$255,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Jun 2023

to

31 May 2024

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

10/12 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012	235000	12-Feb-24
11/12 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012	230000	16-May-24
6/5 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012	262000	18-Feb-24

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.

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10/12 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012

1 1 1

Sold Price

235000

Sold Date

12-Feb-24

Distance

0.1km



11/12 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012

1 1 1

Sold Price

^{RS} **230000**

Sold Date

16-May-24

Distance

0.1km



6/5 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012

1 1 1

Sold Price

262000

Sold Date

18-Feb-24

Distance

-



13/5 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012

1 1 1

Sold Price

^{RS} **232500**

Sold Date

24-May-24

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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