

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

13/5 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

\$230,000

&

\$250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Apr 2024

to

31 Mar 2025

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

3/16 WARLEIGH ROAD WEST FOOTSCRAY VIC 3012	\$256,000	21-Mar-25
3/12 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012	\$277,000	16-May-24
11/12 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012	\$230,000	13-May-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.~~

This Statement of Information was prepared on: 22 April 2025



3/16 WARLEIGH ROAD WEST FOOTSCRAY VIC 3012

1 1 1

Sold Price

^{RS}

\$256,000

Sold Date

21-Mar-25

Distance

0.06km



3/12 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012

1 1 -

Sold Price

\$277,000

Sold Date

16-May-24

Distance

0.09km



11/12 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012

1 1 1

Sold Price

\$230,000

Sold Date

13-May-24

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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