## 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

11/12 Carmichael Street, West Footscray Vic 3012

#### Indicative selling price

For the meaning of	of this price see	consumer.vic.gov.	au/underquoting	
Range between	\$210,000	&	\$231,000	
Median sale pri	ce*	_		
Median price		Property Type	Suburb	West Footscray
Period - From		to	Source	

### 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	6/5 Carmichael St WEST FOOTSCRAY 3012	\$262,000	17/02/2024
2	10/12 Carmichael St WEST FOOTSCRAY 3012	\$235,000	12/02/2024
3			

OR

**B**<sup>\*</sup> 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 six months.

This Statement of Information was prepared on:

11/04/2024 09:22

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$210,000 - \$231,000 No median price available

# **Comparable Properties**



6/5 Carmichael St WEST FOOTSCRAY 3012 (REI)



Price: \$262,000 Method: Private Sale Date: 17/02/2024 Property Type: Unit

10/12 Carmichael St WEST FOOTSCRAY 3012 Agent Comments (VG)

Agent Comments



Price: \$235,000 Method: Sale Date: 12/02/2024 Property Type: Strata Unit/Flat

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 six months.

#### Account - Trimson Partners | P: 03 9689 6011 | F: 03 9689 2681

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