

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

\$240,000

&

\$260,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,500

Property type

Unit

Suburb

West Footscray

Period-from

01 Mar 2023

to

29 Feb 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

6/5 CARMICHAEL STREET WEST FOOTSCRAY VIC 3012	\$262,000	18-Feb-24
25/132 RUPERT STREET WEST FOOTSCRAY VIC 3012	\$270,000	03-Oct-23
13/43-45 CHURCH STREET WEST FOOTSCRAY VIC 3012	\$290,000	24-Oct-23

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: 26 March 2024

**6/5 CARMICHAEL STREET WEST
FOOTSCRAY VIC 3012**Sold Price ^{RS} **\$262,000** ^{UN} Sold Date **18-Feb-24**

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Distance **0km****25/132 RUPERT STREET WEST
FOOTSCRAY VIC 3012**Sold Price **\$270,000** Sold Date **03-Oct-23**

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Distance **1.01km****13/43-45 CHURCH STREET WEST
FOOTSCRAY VIC 3012**Sold Price **\$290,000** Sold Date **24-Oct-23**

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Distance **0.73km****RS** = Recent sale**UN** = Undisclosed Sale

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