

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

6/12 Eleanor Street, Footscray Vic 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$500,000 & \$550,000

Median sale price

Median price \$485,000 Property Type Unit Suburb Footscray

Period - From 01/04/2023 to 31/03/2024 Source REIV

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 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
1	3/1 Carmichael St WEST FOOTSCRAY 3012	\$535,000	02/04/2024
2	8/1 Carmichael St WEST FOOTSCRAY 3012	\$530,000	27/02/2024
3	18/6 Rosamond Rd FOOTSCRAY 3011	\$515,000	16/02/2024

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 six months.~~

This Statement of Information was prepared on:

27/06/2024 16:09



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Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
Year ending March 2024: \$485,000

Comparable Properties



3/1 Carmichael St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

2 2 1

Price: \$535,000
Method: Private Sale
Date: 02/04/2024
Property Type: Townhouse (Res)



8/1 Carmichael St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

2 2 1

Price: \$530,000
Method: Private Sale
Date: 27/02/2024
Property Type: Townhouse (Single)



18/6 Rosamond Rd FOOTSCRAY 3011 (VG)

Agent Comments

2 - -

Price: \$515,000
Method: Sale
Date: 16/02/2024
Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit

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