

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

8/1 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

West Footscray

Period-from

01 Oct 2022

to

30 Sep 2023

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

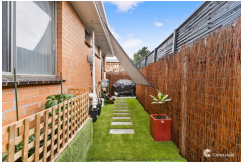
Date of sale

6/19 ELPHINSTONE STREET WEST FOOTSCRAY VIC 3012	\$550,000	04-May-23
3/213 GORDON STREET FOOTSCRAY VIC 3011	\$545,000	28-Jun-23
8/6-10 ROSAMOND ROAD FOOTSCRAY VIC 3011	\$535,000	21-Jun-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: 27 October 2023



**6/19 ELPHINSTONE STREET WEST
FOOTSCRAY VIC 3012**

Sold Price

\$550,000

Sold Date **04-May-23**

2 1 1

Distance **0.74km**



**3/213 GORDON STREET
FOOTSCRAY VIC 3011**

Sold Price

\$545,000

Sold Date **28-Jun-23**

2 1 1

Distance **0.83km**



**8/6-10 ROSAMOND ROAD
FOOTSCRAY VIC 3011**

Sold Price

\$535,000

Sold Date **21-Jun-23**

2 1 1

Distance **1.32km**

RS = Recent sale

UN = Undisclosed Sale

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