

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

10/5 Carmichael Street, West Footscray Vic 3012

Indicative selling price

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

Range between

\$265,000

&

\$290,000

Median sale price

Median price

\$460,000

Property Type

Unit

Suburb

West Footscray

Period - From

01/01/2019

to

31/12/2019

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	5/10 Carmichael St WEST FOOTSCRAY 3012	\$310,000	27/10/2019
2	1/43-45 Church St WEST FOOTSCRAY 3012	\$275,000	19/10/2019
3	17/57 Kingsville St KINGSVILLE 3012	\$270,000	07/12/2019

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:

14/02/2020 09:41



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$265,000 - \$290,000

Median Unit Price

Year ending December 2019: \$460,000

Comparable Properties

5/10 Carmichael St WEST FOOTSCRAY 3012 (VG)

Agent Comments

1 - -

Price: \$310,000

Method: Sale

Date: 27/10/2019

Property Type: Strata Unit/Flat



1/43-45 Church St WEST FOOTSCRAY 3012 (REI/VG)

Agent Comments

1 1 1

Price: \$275,000

Method: Auction Sale

Date: 19/10/2019

Property Type: Unit



17/57 Kingsville St KINGSVILLE 3012 (REI)

Agent Comments

1 1 1

Price: \$270,000

Method: Auction Sale

Date: 07/12/2019

Property Type: Apartment