

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

16/7-9 Eldridge Street Footscray VIC 3011

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

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Flats

Suburb

Footscray

Period-from

01 Feb 2019

to

31 Jan 2020

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

4/7-9 Eldridge Street Footscray VIC 3011	\$390,000	15-Feb-20
8/4 Eldridge Street Footscray VIC 3011	\$362,000	21-Dec-19
6/14 Eldridge Street Footscray VIC 3011	\$334,999	05-Sep-19

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: 23 February 2020



4/7-9 Eldridge Street Footscray VIC 3011

Sold Price

\$390,000

Sold Date

15-Feb-20

2

1

1

Distance

-



8/4 Eldridge Street Footscray VIC 3011

Sold Price

\$362,000

Sold Date

21-Dec-19

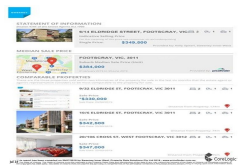
2

1

1

Distance

0.08km



6/14 Eldridge Street Footscray VIC 3011

Sold Price

\$334,999

Sold Date

05-Sep-19

2

1

1

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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