

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

2/23 Eldridge Street, Footscray Vic 3011

Indicative selling price

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

Range between \$299,000 & \$320,000

Median sale price

Median price \$410,000 House Unit X Suburb Footscray

Period - From 01/07/2018 to 30/09/2018 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	7/29 Eldridge St FOOTSCRAY 3011	\$333,000	22/11/2018
2	4/11 Eldridge St FOOTSCRAY 3011	\$330,000	14/07/2018
3	6/28 Eldridge St FOOTSCRAY 3011	\$285,000	22/11/2018

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.



Rooms:

Property Type: Flat

Land Size: 1012.23 sqm approx

Agent Comments

Comparable Properties



7/29 Eldridge St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$333,000

Method: Private Sale

Date: 22/11/2018

Rooms: -

Property Type: Apartment

4/11 Eldridge St FOOTSCRAY 3011 (REI/VG)

Agent Comments



Price: \$330,000

Method: Auction Sale

Date: 14/07/2018

Rooms: 3

Property Type: Unit

6/28 Eldridge St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$285,000

Method: Sold Before Auction

Date: 22/11/2018

Rooms: -

Property Type: Apartment