

Tatiana Lukiyanova 03 9689 6011 0431 559 104 tlukiyanova@trimson.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	offered	for	sale
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Address Including suburb and postcode	2/23 Eldridge Street, Footscray Vic 3011
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Range between	\$299,000	&	\$320,000

Median sale price

Median price	\$410,000	Hou	se	Unit	х	Sub	burb	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.

Add	dress 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.

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Indicative Selling Price \$299,000 - \$320,000 **Median Unit Price** September quarter 2018: \$410,000

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Rooms:

Property Type: Flat

Land Size: 1012.23 sqm approx

Agent Comments

Comparable Properties



7/29 Eldridge St FOOTSCRAY 3011 (REI)

-2







Price: \$333,000 Method: Private Sale Date: 22/11/2018

Rooms: -

Property Type: Apartment

Agent Comments

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

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Price: \$330,000 Method: Auction Sale Date: 14/07/2018 Rooms: 3

Property Type: Unit

Agent Comments

6/28 Eldridge St FOOTSCRAY 3011 (REI)

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Price: \$285,000

Method: Sold Before Auction

Date: 22/11/2018 Rooms: -

Property Type: Apartment

Agent Comments

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