

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

1/29 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

\$240,000

&

\$260,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$403,750

Property type

Unit

Suburb

Footscray

Period-from

01 Sep 2018

to

31 Aug 2019

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

7/21 Eldridge Street Footscray VIC 3011	\$240,000	29-Aug-18
8/18 Eldridge Street Footscray VIC 3011	\$245,000	10-Mar-18
4/3 Gordon Street Footscray VIC 3011	\$232,500	10-Aug-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: 13 September 2019

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7/21 Eldridge Street Footscray VIC 3011

Sold Price

\$240,000

Sold Date

29-Aug-18

 1

 1

 1

Distance

0.08km



8/18 Eldridge Street Footscray VIC 3011

Sold Price

\$245,000

Sold Date

10-Mar-18

 1

 1

 1

Distance

0.14km



4/3 Gordon Street Footscray VIC 3011

Sold Price

\$232,500

Sold Date

10-Aug-19

 1

 1

 1

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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