

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/11 ELDRIDGE STREET, FOOTSCRAY, VIC 3011

Indicative selling price

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

Price Range:

\$320,000 to \$350,000

Median sale price

Median price

\$419,875

House

Unit

X


Suburb

FOOTSCRAY

Period

01 October 2017 to 31 March 2018

Source



Comparable property sales

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
18/204 BALLARAT RD, FOOTSCRAY, VIC 3011	**\$325,000	12/05/2018
11/7 ELDRIDGE ST, FOOTSCRAY, VIC 3011	**\$340,000	31/05/2018
8/7 ELDRIDGE ST, FOOTSCRAY, VIC 3011	**\$358,000	02/06/2018