

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

G02/14 ELEANOR 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Footscray

Period-from

01 Feb 2024

to

31 Jan 2025

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

401/205 BALLARAT ROAD FOOTSCRAY VIC 3011	\$450,000	11-Sep-24
3/21 GORDON STREET FOOTSCRAY VIC 3011	\$450,000	15-Nov-24
9/44 EVERARD STREET FOOTSCRAY VIC 3011	\$462,500	15-Dec-23

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 February 2025



**401/205 BALLARAT ROAD
FOOTSCRAY VIC 3011**

2 2 1

Sold Price **\$450,000** Sold Date **11-Sep-24**

Distance **0.32km**



**3/21 GORDON STREET
FOOTSCRAY VIC 3011**

2 2 -

Sold Price Sold Date **15-Nov-24**

Distance **0.48km**



**9/44 EVERARD STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price **\$462,500** Sold Date **15-Dec-23**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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