## 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

7/23 Eldridge Street, Footscray Vic 3011

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$265,000		&		\$290,000					
Median sale pi	rice									
Median price	\$471,000	Pro	operty Type	Unit			Suburb	Footscray		
Period - From	11/03/2021	to	10/03/2022		So	urce	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	6/16 Eldridge St FOOTSCRAY 3011	\$292,000	01/11/2021
2	6/7 Empire St FOOTSCRAY 3011	\$290,000	18/01/2022
3	9/3 Gordon St FOOTSCRAY 3011	\$270,000	04/10/2021

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.

This Statement of Information was prepared on:

11/03/2022 10:16









Property Type: Strata Unit/Flat Agent Comments

**Indicative Selling Price** \$265,000 - \$290,000 **Median Unit Price** 11/03/2021 - 10/03/2022: \$471,000

# **Comparable Properties**



6/16 Eldridge St FOOTSCRAY 3011 (REI/VG)



Price: \$292,000 Method: Private Sale Date: 01/11/2021 Property Type: Apartment



6/7 Empire St FOOTSCRAY 3011 (REI/VG)

Agent Comments

Agent Comments





Price: \$290,000 Method: Private Sale Date: 18/01/2022 Property Type: Apartment

9/3 Gordon St FOOTSCRAY 3011 (VG)



Agent Comments



Price: \$270,000 Method: Sale Date: 04/10/2021 Property Type: Strata Unit/Flat

#### Account - Trimson Partners | P: 03 9689 6011 | F: 03 9689 2681





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