

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

5/5 Eldridge Street, Footscray Vic 3011

Indicative selling price

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

Range between \$395,000 & \$425,000

Median sale price

Median price \$515,000 Property Type Unit Suburb Footscray

Period - From 25/06/2023 to 24/06/2024 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.

| | Address of comparable property | Price | Date of sale |
|---|----------------------------------|-----------|--------------|
| 1 | 4/4 Eldridge St FOOTSCRAY 3011 | \$425,000 | 13/06/2024 |
| 2 | 21/2 Horizon Dr MARIBYRNONG 3032 | \$420,000 | 05/06/2024 |
| 3 | 807/240 Barkly St FOOTSCRAY 3011 | \$400,000 | 13/06/2024 |

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:

25/06/2024 13:52

5/5 Eldridge Street, Footscray Vic 3011



3 -

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$395,000 - \$425,000

Median Unit Price

25/06/2023 - 24/06/2024: \$515,000

Comparable Properties



4/4 Eldridge St FOOTSCRAY 3011 (REI)

Agent Comments

2 1 1

Price: \$425,000

Method: Private Sale

Date: 13/06/2024

Property Type: Apartment



21/2 Horizon Dr MARIBYRNONG 3032 (REI)

Agent Comments

2 1 1

Price: \$420,000

Method: Private Sale

Date: 05/06/2024

Property Type: Apartment



807/240 Barkly St FOOTSCRAY 3011 (REI)

Agent Comments

2 1 1

Price: \$400,000

Method: Private Sale

Date: 13/06/2024

Property Type: Apartment

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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