

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

3/18 Eldridge Street, Footscray Vic 3011

Indicative selling price

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

Single price

\$270,000

Median sale price

Median price

\$489,000

House

Unit

X

Suburb

Footscray

Period - From

01/01/2019

to

31/03/2019

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	4/6 Eldridge St FOOTSCRAY 3011	\$335,000	24/11/2018
2	Empire St FOOTSCRAY 3011	\$300,000	23/11/2018
3	6/28 Eldridge St FOOTSCRAY 3011	\$285,000	22/11/2018

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.



Rooms:
Property Type: Flat
Land Size: 1004.67 sqm approx
Agent Comments

Indicative Selling Price
\$270,000
Median Unit Price
March quarter 2019: \$489,000

Comparable Properties



4/6 Eldridge St FOOTSCRAY 3011 (VG)

Agent Comments



Price: \$335,000
Method: Sale
Date: 24/11/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

Empire St FOOTSCRAY 3011 (VG)

Agent Comments



Price: \$300,000
Method: Sale
Date: 23/11/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

6/28 Eldridge St FOOTSCRAY 3011 (REI/VG)

Agent Comments



Price: \$285,000
Method: Sold Before Auction
Date: 22/11/2018
Rooms: -
Property Type: Apartment