

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

6/7 Empire Street, Footscray Vic 3011

Indicative selling price

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

Price between \$265,000 & \$290,000

Median sale price

Median price \$480,000 Property Type Unit Suburb Footscray

Period - From 15/11/2020 to 14/11/2021 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	6/5 Eldridge St FOOTSCRAY 3011	\$340,000	04/08/2021
2	2/23 Eldridge St FOOTSCRAY 3011	\$335,000	21/05/2021
3	2/11 Eldridge St FOOTSCRAY 3011	\$334,000	08/07/2021

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:

15/11/2021 18:22

6/7 Empire Street, Footscray Vic 3011

Tony Gerace
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2 0 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$265,000 - \$290,000

Median Unit Price

15/11/2020 - 14/11/2021: \$480,000

Comparable Properties



6/5 Eldridge St FOOTSCRAY 3011 (RE/VG)

Agent Comments

2 1 1

Price: \$340,000

Method: Sold Before Auction

Date: 04/08/2021

Property Type: Unit

2/23 Eldridge St FOOTSCRAY 3011 (VG)

Agent Comments

2 0 0

Price: \$335,000

Method: Sale

Date: 21/05/2021

Property Type: Strata Unit/Flat



2/11 Eldridge St FOOTSCRAY 3011 (VG)

Agent Comments

2 0 0

Price: \$334,000

Method: Sale

Date: 08/07/2021

Property Type: Strata Unit/Flat

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



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