

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

9/16 Eldridge Street, Footscray Vic 3011

Indicative selling price

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

Range between \$235,000 & \$255,000

Median sale price

Median price \$470,500 Property Type Unit Suburb Footscray

Period - From 29/12/2020 to 28/12/2021 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	1/51 Stirling St FOOTSCRAY 3011	\$301,000	18/09/2021
2	3/79 Droop St FOOTSCRAY 3011	\$295,000	26/07/2021
3	4/18 Eldridge St FOOTSCRAY 3011	\$265,000	09/07/2021

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:

29/12/2021 16:25

9/16 Eldridge Street, Footscray Vic 3011



1 1 0

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$235,000 - \$255,000

Median Unit Price

29/12/2020 - 28/12/2021: \$470,500

Comparable Properties



1/51 Stirling St FOOTSCRAY 3011 (VG)

Agent Comments

1 - -

Price: \$301,000
Method: Sale
Date: 18/09/2021
Property Type: Strata Unit/Flat



3/79 Droop St FOOTSCRAY 3011 (VG)

Agent Comments

1 - -

Price: \$295,000
Method: Sale
Date: 26/07/2021
Property Type: Strata Unit/Flat



4/18 Eldridge St FOOTSCRAY 3011 (REI/VG)

Agent Comments

1 1 1

Price: \$265,000
Method: Private Sale
Date: 09/07/2021
Property Type: Apartment

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



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