

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

10/21 Eldridge Street Footscray VIC 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$270,000

&

\$297,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$456,000

Property type

Unit

Suburb

Footscray

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

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 6 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

9/95-97 Summerhill Road Footscray VIC 3011	\$270,000	13-Jan-21
13/6 Carmichael Street West Footscray VIC 3012	\$290,000	28-Jan-21
9/10 Carmichael Street West Footscray VIC 3012	\$295,000	17-Feb-21

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 6 months.~~

This Statement of Information was prepared on: 09 March 2021



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**9/95-97 Summerhill Road
Footscray VIC 3011**

1 1 1

Sold Price **\$270,000** Sold Date **13-Jan-21**

Distance **1.08km**



**13/6 Carmichael Street West
Footscray VIC 3012**

1 1 1

Sold Price **\$290,000** Sold Date **28-Jan-21**

Distance **1.58km**



**9/10 Carmichael Street West
Footscray VIC 3012**

1 1 1

Sold Price ^{RS} **\$295,000** Sold Date **17-Feb-21**

Distance **1.6km**

RS = Recent sale **UN** = Undisclosed Sale

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