

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

1/23 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Footscray

Period-from

01 Feb 2024

to

31 Jan 2025

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

10/30 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$340,000	20-Dec-24
1/4 EMPIRE STREET FOOTSCRAY VIC 3011	\$335,000	12-Nov-24
12/24 EMPIRE STREET FOOTSCRAY VIC 3011	\$390,000	03-Dec-24

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.

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**10/30 ELDRIDGE STREET
 FOOTSCRAY VIC 3011**

 2  1  1

Sold Price ^{RS} **\$340,000** Sold Date **20-Dec-24**

Distance **0.09km**



**1/4 EMPIRE STREET FOOTSCRAY
 VIC 3011**

 2  1  1

Sold Price ^{RS} **\$335,000** Sold Date **12-Nov-24**

Distance **0.2km**



**12/24 EMPIRE STREET
 FOOTSCRAY VIC 3011**

 2  1  1

Sold Price **\$390,000** Sold Date **03-Dec-24**

Distance **0.06km**

RS = Recent sale UN = Undisclosed Sale

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