

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

6/8 Eleanor Street, Footscray Vic 3011

Indicative selling price

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

Price between \$420,000 & \$460,000

Median sale price

Median price

\$537,500

Property Type

Unit

Suburb

Footscray

Period - From

01/10/2021

to

31/12/2021

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	1/9 Carmichael St WEST FOOTSCRAY 3012	\$610,000	19/01/2022
2	3/652 Barkly St WEST FOOTSCRAY 3012	\$605,000	16/12/2021
3	3/28 Eleanor St FOOTSCRAY 3011	\$540,000	23/10/2021

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:

01/02/2022 12:59

6/8 Eleanor Street, Footscray Vic 3011



2 -

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$420,000 - \$460,000

Median Unit Price

December quarter 2021: \$537,500

Comparable Properties



1/9 Carmichael St WEST FOOTSCRAY 3012 (REI)

Agent Comments

2 1 1

Price: \$610,000

Method: Private Sale

Date: 19/01/2022

Property Type: Villa



3/652 Barkly St WEST FOOTSCRAY 3012 (REI)

Agent Comments

2 1 2

Price: \$605,000

Method: Private Sale

Date: 16/12/2021

Property Type: Unit



3/28 Eleanor St FOOTSCRAY 3011 (REI/VG)

Agent Comments

2 1 1

Price: \$540,000

Method: Auction Sale

Date: 23/10/2021

Property Type: Townhouse (Res)

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



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