

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

G01/14 ELEANOR 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

\$490,000

&

\$520,000

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

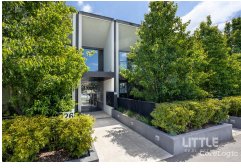
Date of sale

15/26 LEONARD CRESCENT ASCOT VALE VIC 3032	\$490,000	19-Nov-24
105/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$505,000	25-Oct-24
3/18 YARDLEY STREET MAIDSTONE VIC 3012	\$492,000	11-Oct-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.

This Statement of Information was prepared on: 27 February 2025



15/26 LEONARD CRESCENT ASCOT VALE VIC 3032

 2  2  1

Sold Price **\$490,000** Sold Date **19-Nov-24**

Distance **1.98km**



105/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032

 2  2  1

Sold Price **\$505,000** Sold Date **25-Oct-24**

Distance **1.08km**



3/18 YARDLEY STREET MAIDSTONE VIC 3012

 2  2  -

Sold Price **\$492,000** Sold Date **11-Oct-24**

Distance **1.43km**

RS = Recent sale

UN = Undisclosed Sale

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