

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

6/5 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

\$310,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$457,500

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2020

to

31 May 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

5/5 Eldridge Street Footscray VIC 3011	\$317,500	31-Mar-21
2/23 Eldridge Street Footscray VIC 3011	\$335,000	21-May-21
2/204 Ballarat Road Footscray VIC 3011	\$335,000	11-Jan-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: 30 June 2021



5/5 Eldridge Street Footscray VIC 3011

Sold Price

\$317,500

Sold Date

31-Mar-21

2

1

1

Distance

-



2/23 Eldridge Street Footscray VIC 3011

Sold Price

\$335,000

Sold Date

21-May-21

2

1

1

Distance

0.17km



2/204 Ballarat Road Footscray VIC 3011

Sold Price

Sold Date

11-Jan-21

2

1

1

Distance

0.29km

RS = Recent sale

UN = Undisclosed Sale

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