

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

8/14 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

\$370,000

or range
between

&

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

2/10 EMPIRE STREET FOOTSCRAY VIC 3011	\$370,000	19-Aug-24
1/54 NAPIER STREET FOOTSCRAY VIC 3011	\$365,000	19-Oct-24
18/54 NAPIER STREET FOOTSCRAY VIC 3011	\$365,000	19-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: 14 February 2025



2/10 EMPIRE STREET FOOTSCRAY VIC 3011

 2  1  -

Sold Price

\$370,000

Sold Date

19-Aug-24

Distance

0.14km



1/54 NAPIER STREET FOOTSCRAY VIC 3011

 2  1  1

Sold Price

\$365,000

Sold Date

19-Oct-24

Distance

1.78km



18/54 NAPIER STREET FOOTSCRAY VIC 3011

 2  1  1

Sold Price

Sold Date

19-Oct-24

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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