

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

\$360,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$499,000

Property type

Unit

Suburb

Footscray

Period-from

01 Sep 2023

to

31 Aug 2024

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

4/30 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$360,000	25-May-24
2/7-9 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$370,000	13-Aug-24
11/6 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$365,000	22-Jul-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: 12 September 2024

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**4/30 ELDRIDGE STREET
 FOOTSCRAY VIC 3011**

 2  1  1

Sold Price **\$360,000** Sold Date **25-May-24**

Distance **0.09km**



**2/7-9 ELDRIDGE STREET
 FOOTSCRAY VIC 3011**

 2  1  1

Sold Price ^{RS} **\$370,000** ^{UN} Sold Date **13-Aug-24**

Distance **0.15km**



**11/6 ELDRIDGE STREET
 FOOTSCRAY VIC 3011**

 2  1  1

Sold Price ^{RS} **\$365,000** Sold Date **22-Jul-24**

Distance **0.19km**

RS = Recent sale UN = Undisclosed Sale

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