

## 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

2/23 ELDRIDGE STREET FOOTSCRAY VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$330,000

&

\$340,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$512,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jul 2023

to

30 Jun 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

2/27 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$340,000	22-Aug-23
10/27 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$330,000	18-Jun-24
4/30 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$360,000	25-May-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.~~

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**2/27 ELDRIDGE STREET  
 FOOTSCRAY VIC 3011**

 2  1  1

Sold Price **\$340,000** Sold Date **22-Aug-23**

Distance **0.04km**



**10/27 ELDRIDGE STREET  
 FOOTSCRAY VIC 3011**

 2  1  1

Sold Price <sup>RS</sup> **\$330,000** Sold Date **18-Jun-24**

Distance **0.04km**



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

 2  1  1

Sold Price <sup>RS</sup> **\$360,000** Sold Date **25-May-24**

Distance **0.09km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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