

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

1/11 Eldridge Street, Footscray Vic 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$320,000 & \$350,000

Median sale price*

Median price \$345,000 Property Type House Suburb Footscray

Period - From 24/02/2023 to 09/02/2024 Source REIV

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 six 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
1	9/2 Empire St FOOTSCRAY 3011	\$350,000	31/12/2023
2	1/5 Eldridge St FOOTSCRAY 3011	\$345,000	25/02/2023
3	9/9 Eldridge St FOOTSCRAY 3011	\$340,000	19/06/2023

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 six months.~~

This Statement of Information was prepared on:

09/02/2024 14:27



Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$320,000 - \$350,000
Median House Price *
24/02/2023 - 09/02/2024: \$345,000
* Agent calculated median

Comparable Properties



9/2 Empire St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 31/12/2023
Property Type: Apartment



1/5 Eldridge St FOOTSCRAY 3011 (REI/VG)

Agent Comments



Price: \$345,000
Method: Private Sale
Date: 25/02/2023
Rooms: 2
Property Type: Apartment



9/9 Eldridge St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$340,000
Method: Private Sale
Date: 19/06/2023
Property Type: Apartment