

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

11 EDEN 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,035,000

Property type

House

Suburb

Footscray

Period-from

01 Jul 2021

to

30 Jun 2022

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

51 SUMMERHILL ROAD FOOTSCRAY VIC 3011	\$1,130,000	19-Feb-22
32 WELLINGTON STREET WEST FOOTSCRAY VIC 3012	\$1,200,000	26-Mar-22
30 JERROLD STREET FOOTSCRAY VIC 3011	\$1,100,000	29-Mar-22

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: 19 July 2022



51 SUMMERHILL ROAD FOOTSCRAY VIC 3011

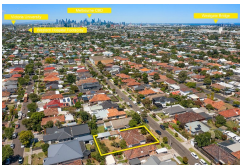
3 2 2

Sold Price **\$1,130,000** Sold Date **19-Feb-22**

Distance **0.12km**

Notes from your agent

main road
smaller land size
extra renovated bathroom
original finishes



32 WELLINGTON STREET WEST FOOTSCRAY VIC 3012

2 1 1

Sold Price ^{RS} **\$1,200,000** Sold Date **26-Mar-22**

Distance **1.34km**



30 JERROLD STREET FOOTSCRAY VIC 3011

3 1 2

Sold Price ^{RS} **\$1,100,000** Sold Date **29-Mar-22**

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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