# 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

8/18 Eldridge Street, Footscray Vic 3011

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$250,000	&	\$275,000				
Median sale price							
Median price	\$435,000 H	louse	it X	Suburb Footscray			
Period - From	01/01/2017 to	31/12/2017	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.

Ado	dress of comparable property	Price	Date of sale
1	9/23 Eldridge St FOOTSCRAY 3011	\$280,000	23/05/2017
2	7/33 Eldridge St FOOTSCRAY 3011	\$255,000	05/10/2017
3	10/17 Gordon St FOOTSCRAY 3011	\$250,000	20/06/2017

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.

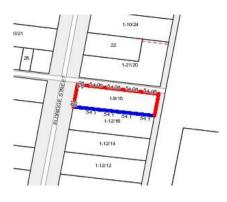
Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044

propertydata

#### Generated: 25/01/2018 12:01

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

### 8/18 Eldridge Street, Footscray Vic 3011





Rooms: 4 Property Type: Strata Unit/Flat Agent Comments

**Tony Gerace** 03 9687 1344 0411 121701 tonygerace@burnham.com.au

**Indicative Selling Price** \$250,000 - \$275,000 **Median Unit Price** Year ending December 2017: \$435,000

## **Comparable Properties**



9/23 Eldridge St FOOTSCRAY 3011 (REI/VG) Agent Comments



Price: \$280.000 Method: Private Sale Date: 23/05/2017 Rooms: 3 Property Type: Unit

2



7/33 Eldridge St FOOTSCRAY 3011 (REI/VG) 1

Agent Comments

Price: \$255,000 Method: Private Sale Date: 05/10/2017 Rooms: 4 Property Type: Apartment



10/17 Gordon St FOOTSCRAY 3011 (REI)



Agent Comments



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