

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

4/16 Eldridge Street, Footscray Vic 3011

Indicative selling price

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

Single Price

\$325,000

Median sale price

Median price

\$450,000

Property Type

Unit

Suburb

Footscray

Period - From

15/05/2019

to

14/05/2020

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	4/7-9 Eldridge St FOOTSCRAY 3011	\$390,000	15/02/2020
2	2/250 Gordon St FOOTSCRAY 3011	\$352,800	05/05/2020
3	3/30 Eldridge St FOOTSCRAY 3011	\$330,000	11/01/2020

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:

15/05/2020 17:46

4/16 Eldridge Street, Footscray Vic 3011



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$325,000

Median Unit Price

15/05/2019 - 14/05/2020: \$450,000

Comparable Properties



4/7-9 Eldridge St FOOTSCRAY 3011 (REI/VG)

Agent Comments

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Price: \$390,000

Method: Auction Sale

Date: 15/02/2020

Rooms: 4

Property Type: Apartment



2/250 Gordon St FOOTSCRAY 3011 (REI)

Agent Comments

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Price: \$352,800

Method: Private Sale

Date: 05/05/2020

Property Type: Apartment



3/30 Eldridge St FOOTSCRAY 3011 (VG)

Agent Comments

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Price: \$330,000

Method: Sale

Date: 11/01/2020

Property Type: Strata Unit/Flat

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



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.