

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

4/29 Eldridge 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

\$260,000

&

\$280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Footscray

Period-from

01 Nov 2020

to

31 Oct 2021

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

4/18 Eldridge Street Footscray VIC 3011	\$265,000	25-Jun-21
3/213 Gordon Street Footscray VIC 3011	\$260,000	07-Apr-21
8/39-41 Hyde Street Footscray VIC 3011	\$270,000	26-Jun-21

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: 25 November 2021



4/18 Eldridge Street Footscray VIC 3011

Sold Price

\$265,000

Sold Date

25-Jun-21

1

1

1

Distance

0.14km



3/213 Gordon Street Footscray VIC 3011

Sold Price

\$260,000

Sold Date

07-Apr-21

1

1

1

Distance

1.29km



8/39-41 Hyde Street Footscray VIC 3011

Sold Price

\$270,000

Sold Date

26-Jun-21

1

1

1

Distance

2km

RS = Recent sale

UN = Undisclosed Sale

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