

## 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

103/14 ELEANOR STREET FOOTSCRAY VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$330,000

&

\$365,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Footscray

Period-from

01 Aug 2023

to

31 Jul 2024

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

1/218 GORDON STREET FOOTSCRAY VIC 3011	\$333,000	13-Jun-24
10/27 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$330,000	18-Jun-24
4/30 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$360,000	25-May-24

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 August 2024



**1/218 GORDON STREET  
FOOTSCRAY VIC 3011**

1 1 1

Sold Price

<sup>RS</sup> **\$333,000**

Sold Date

**13-Jun-24**

Distance

**0.6km**



**10/27 ELDRIDGE STREET  
FOOTSCRAY VIC 3011**

2 1 1

Sold Price

<sup>RS</sup> **\$330,000**

Sold Date

**18-Jun-24**

Distance

**0.7km**



**4/30 ELDRIDGE STREET  
FOOTSCRAY VIC 3011**

2 1 1

Sold Price

<sup>RS</sup> **\$360,000**

Sold Date

**25-May-24**

Distance

**0.77km**

RS = Recent sale

UN = Undisclosed Sale

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