

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

1/50 Eleanor Street, Footscray Vic 3011

Indicative selling price

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

Range between \$485,000 & \$533,500

Median sale price

Median price \$520,692 Property Type Unit Suburb Footscray

Period - From 11/11/2023 to 10/11/2024 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	20/44 Everard St FOOTSCRAY 3011	\$523,000	30/08/2024
2	201/64 Geelong Rd FOOTSCRAY 3011	\$500,000	24/07/2024
3	2/60-66 Southampton St FOOTSCRAY 3011	\$640,000	27/05/2024

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:

11/11/2024 13:52



2
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Property Type: Unit

Agent Comments

Indicative Selling Price

\$485,000 - \$533,500

Median Unit Price

11/11/2023 - 10/11/2024: \$520,692

Comparable Properties



20/44 Everard St FOOTSCRAY 3011 (REI/VG)

Agent Comments

2
 1
 1

Price: \$523,000

Method: Sold Before Auction

Date: 30/08/2024

Property Type: Apartment



201/64 Geelong Rd FOOTSCRAY 3011 (REI/VG)

Agent Comments

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 2
 1

Price: \$500,000

Method: Private Sale

Date: 24/07/2024

Property Type: Apartment



2/60-66 Southampton St FOOTSCRAY 3011 (REI)

Agent Comments

2
 1
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Price: \$640,000

Method: Private Sale

Date: 27/05/2024

Property Type: Villa

Account - Trimson Partners | P: 03 9689 6011 | F: 03 9689 2681