

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

4/18 Eldridge Street, Footscray Vic 3011

Indicative selling price

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

Single Price

\$265,000

Median sale price

Median price

\$470,000

Property Type

Unit

Suburb

Footscray

Period - From

11/05/2020

to

10/05/2021

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	13/6 Carmichael St WEST FOOTSCRAY 3012	\$290,000	28/01/2021
2	9/95 Summerhill Rd FOOTSCRAY 3011	\$270,000	13/01/2021
3	10/33 Eldridge St FOOTSCRAY 3011	\$240,000	25/11/2020

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:

11/05/2021 10:17

4/18 Eldridge Street, Footscray Vic 3011



1 1 1

Rooms: 2
Property Type: Unit
Agent Comments

Indicative Selling Price
\$265,000
Median Unit Price
11/05/2020 - 10/05/2021: \$470,000

Comparable Properties



13/6 Carmichael St WEST FOOTSCRAY 3012 (VG) **Agent Comments**

1 - -

Price: \$290,000
Method: Sale
Date: 28/01/2021
Property Type: Strata Unit/Flat



9/95 Summerhill Rd FOOTSCRAY 3011 (VG) **Agent Comments**

1 - -

Price: \$270,000
Method: Sale
Date: 13/01/2021
Property Type: Strata Unit/Flat



10/33 Eldridge St FOOTSCRAY 3011 (REI/VG) **Agent Comments**

1 1 1

Price: \$240,000
Method: Private Sale
Date: 25/11/2020
Rooms: 2
Property Type: Apartment

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