

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

10/30 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Footscray

Period-from

01 Oct 2023

to

30 Sep 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

4/30 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$360,000	25-May-24
11/6 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$365,000	22-Jul-24
2/23 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$335,000	11-Oct-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: 11 November 2024

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

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Sold Price **\$360,000** Sold Date **25-May-24**Distance **0km****11/6 ELDRIDGE STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price ^{RS} **\$365,000** Sold Date **22-Jul-24**Distance **0.23km****2/23 ELDRIDGE STREET
FOOTSCRAY VIC 3011**

2 1 -

Sold Price ^{RS} **\$335,000** Sold Date **11-Oct-24**Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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