

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

2/8 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$514,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2023

to

31 May 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

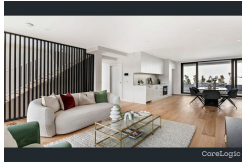
Date of sale

1/7 CRESWICK STREET FOOTSCRAY VIC 3011	\$952,500	18-Dec-23
18/6-10 ROSAMOND ROAD FOOTSCRAY VIC 3011	\$515,000	16-Feb-24
11 COWARD STREET FOOTSCRAY VIC 3011	\$807,500	03-Feb-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: 12 August 2024



1/7 CRESWICK STREET FOOTSCRAY VIC 3011

3 2 2

Sold Price ^{RS} **\$952,500** ^{UN} Sold Date **18-Dec-23**

Distance **0.31km**



18/6-10 ROSAMOND ROAD FOOTSCRAY VIC 3011

2 2 1

Sold Price **\$515,000** Sold Date **16-Feb-24**

Distance **0.8km**



11 COWARD STREET FOOTSCRAY VIC 3011

2 2 1

Sold Price **\$807,500** ^{UN} Sold Date **03-Feb-24**

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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