

## 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

G02/14 ELEANOR STREET FOOTSCRAY VIC 3011

### Indicative selling price

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

Single Price

or range  
between

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Footscray

Period-from

01 Feb 2024

to

31 Jan 2025

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

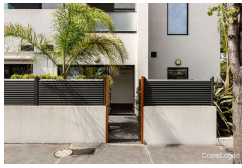
Date of sale

G01/20 ARTHUR STREET FOOTSCRAY VIC 3011	\$460,000	26-Nov-24
3/21 GORDON STREET FOOTSCRAY VIC 3011	\$450,000	15-Nov-24
401/205 BALLARAT ROAD FOOTSCRAY VIC 3011	\$450,000	11-Sep-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: 28 February 2025



## G01/20 ARTHUR STREET FOOTSCRAY VIC 3011

 2  2  -

Sold Price

**\$460,000**

Sold Date **26-Nov-24**

Distance

**0.2km**



## 3/21 GORDON STREET FOOTSCRAY VIC 3011

 2  2  -

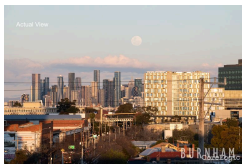
Sold Price

**\$450,000**

Sold Date **15-Nov-24**

Distance

**0.48km**



## 401/205 BALLARAT ROAD FOOTSCRAY VIC 3011

 2  2  1

Sold Price

Sold Date

**11-Sep-24**

Distance

**0.31km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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