

## 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

9/27 Eldridge Street Footscray VIC 3011

### Indicative selling price

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

Single Price

or range  
between

\$31,000

&

\$340,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$476,500

Property type

Unit

Suburb

Footscray

Period-from

01 Sep 2020

to

31 Aug 2021

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

2/23 Eldridge Street Footscray VIC 3011	\$335,000	21-May-21
2/11 Eldridge Street Footscray VIC 3011	\$334,000	08-Jul-21
5/5 Eldridge Street Footscray VIC 3011	\$317,500	31-Mar-21

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: 24 September 2021

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**2/23 Eldridge Street Footscray VIC 3011** Sold Price **\$335,000** Sold Date **21-May-21**  
 Distance **0.04km**

2 1 1



**2/11 Eldridge Street Footscray VIC 3011** Sold Price <sup>RS</sup> **\$334,000** Sold Date **08-Jul-21**  
 Distance **0.16km**

2 1 1



**5/5 Eldridge Street Footscray VIC 3011** Sold Price **\$317,500** Sold Date **31-Mar-21**  
 Distance **0.21km**

2 1 1

RS = Recent sale      UN = Undisclosed Sale

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