

## 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

24/7-9 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

\$330,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$476,500

Property type

Unit

Suburb

Footscray

Period-from

01 Oct 2020

to

30 Sep 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

2/11 Eldridge Street Footscray VIC 3011	\$334,000	08-Jul-21
6/5 Eldridge Street Footscray VIC 3011	\$340,000	04-Aug-21
2/23 Eldridge Street Footscray VIC 3011	\$335,000	21-May-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: 01 October 2021



**2/11 Eldridge Street Footscray VIC 3011**

Sold Price

<sup>RS</sup> **\$334,000**

Sold Date

**08-Jul-21**

2 1 1

Distance

**0.03km**



**6/5 Eldridge Street Footscray VIC 3011**

Sold Price

**\$340,000**

Sold Date

**04-Aug-21**

2 1 1

Distance

**0.03km**



**2/23 Eldridge Street Footscray VIC 3011**

Sold Price

**\$335,000**

Sold Date

**21-May-21**

2 1 1

Distance

**0.15km**

RS = Recent sale

UN = Undisclosed Sale

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