

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

4/28 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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$481,000

Property type

Unit

Suburb

Footscray

Period-from

01 Aug 2022

to

31 Jul 2023

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

9/13 EMPIRE STREET FOOTSCRAY VIC 3011	\$365,000	03-Aug-23
2/2 RALEIGH STREET FOOTSCRAY VIC 3011	\$385,000	29-Jul-23
5/8-18 WHITEHALL STREET FOOTSCRAY VIC 3011	\$365,000	21-Aug-23

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: 23 August 2023



9/13 EMPIRE STREET FOOTSCRAY VIC 3011

Sold Price

^{RS}

\$365,000

Sold Date

03-Aug-23

2

1

1

Distance

0.25km



2/2 RALEIGH STREET FOOTSCRAY VIC 3011

Sold Price

^{RS}

\$385,000

Sold Date

29-Jul-23

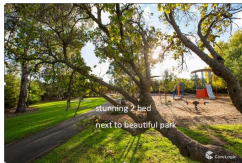
2

1

2

Distance

1.54km



5/8-18 WHITEHALL STREET FOOTSCRAY VIC 3011

Sold Price

^{RS}

\$365,000

Sold Date

21-Aug-23

2

1

1

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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