

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

8/21 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

\$325,000

&

\$355,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,400

Property type

Unit

Suburb

Footscray

Period-from

01 Jan 2019

to

31 Dec 2019

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

6/14 Eldridge Street Footscray VIC 3011	\$334,999	05-Sep-19
4/204 Ballarat Road Footscray VIC 3011	\$331,000	09-Nov-19
18/106 Cross Street West Footscray VIC 3012	\$365,000	01-Nov-19

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: 14 January 2020



6/14 Eldridge Street Footscray VIC 3011 Sold Price **\$334,999** Sold Date **05-Sep-19**

 2  1  1

Distance **0.11km**



4/204 Ballarat Road Footscray VIC 3011 Sold Price **\$331,000** Sold Date **09-Nov-19**

 2  1  1

Distance **0.33km**



18/106 Cross Street West Footscray VIC 3012 Sold Price **\$365,000** Sold Date **01-Nov-19**

 2  1  1

Distance **1.72km**

RS = Recent sale UN = Undisclosed Sale

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