

## 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

11/29 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

\$315,000

&

\$335,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Footscray

Period-from

01 Feb 2020

to

31 Jan 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

2/28 Eldridge Street Footscray VIC 3011	\$310,000	12-Dec-20
1/28 Eldridge Street Footscray VIC 3011	\$328,000	26-Nov-20
3/32 Eldridge Street Footscray VIC 3011	\$300,000	18-Dec-20

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.~~

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**2/28 Eldridge Street Footscray VIC 3011** Sold Price <sup>RS</sup> **\$310,000** Sold Date **12-Dec-20**  
 Distance **0.08km**

 2  1  1



**1/28 Eldridge Street Footscray VIC 3011** Sold Price <sup>RS</sup> **\$328,000** Sold Date **26-Nov-20**  
 Distance **0.08km**

 2  1  1



**3/32 Eldridge Street Footscray VIC 3011** Sold Price **\$300,000** Sold Date **18-Dec-20**  
 Distance **0.08km**

 2  1  1

**RS** = Recent sale      **UN** = Undisclosed Sale

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