Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale						
10/27 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)						
		or range between		\$340,000	&	\$370,000
Median sale price (*Delete house or unit as applicable)						
\$500,000	Property type			Unit	Suburb	Footscray
01 Feb 2023	to	31 Jan 2	2024 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						
	10/27 ELDRID ce see consumer.vi applicable) \$500,000 01 Feb 2023 sales (*Delete Are properties sold with ent's representative	10/27 ELDRIDGE S ce see consumer.vic.gov.a applicable) \$500,000 Pro 01 Feb 2023 to sales (*Delete A or B e properties sold within two ent's representative considerations.	to 27 ELDRIDGE STREET FOO between the properties sold within two kilometres cent's representative considers to be most applicable.	ce see consumer.vic.gov.au/underquoting (*E or range between	to the properties sold within two kilometres of the property for sales of the property to the	10/27 ELDRIDGE STREET FOOTSCRAY VIC 3011 ce see consumer.vic.gov.au/underquoting (*Delete single price or range or range between \$340,000 & spplicable) 10/27 ELDRIDGE STREET FOOTSCRAY VIC 3011 1

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: 21 February 2024



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