

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

102/14 ELEANOR 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

\$370,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$514,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jul 2023

to

30 Jun 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

5/10 EMPIRE STREET FOOTSCRAY VIC 3011	\$360,000	01-Mar-24
ELDRIDGE STREET FOOTSCRAY VIC 3011	\$375,000	16-Feb-24
807/240 BARKLY STREET FOOTSCRAY VIC 3011	\$400,000	13-Jun-24

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: 05 July 2024



5/10 EMPIRE STREET FOOTSCRAY VIC 3011

1 1 1

Sold Price

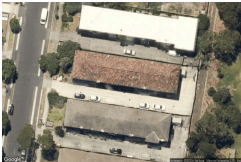
\$360,000

Sold Date

01-Mar-24

Distance

0.57km



ELDRIDGE STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price

\$375,000

Sold Date

16-Feb-24

Distance

0.77km



807/240 BARKLY STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price

^{RS} **\$400,000**

Sold Date

13-Jun-24

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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