

## 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

103/14 ELEANOR 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

\$370,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$512,000

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

1/79 DROOP STREET FOOTSCRAY VIC 3011	\$377,000	08-Jun-24
407/12 THOMAS HOLMES STREET MARIBYRNONG VIC 3032	\$372,000	20-Jun-24
106/27 VICTORIA STREET FOOTSCRAY VIC 3011	\$400,000	12-Jan-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: 08 July 2024



**1/79 DROOP STREET FOOTSCRAY  
VIC 3011**

1 1 1

Sold Price

<sup>RS</sup>

**\$377,000**

Sold Date

**08-Jun-24**

Distance

**0.99km**



**407/12 THOMAS HOLMES STREET  
MARIBYRNONG VIC 3032**

1 1 1

Sold Price

<sup>RS</sup>

**\$372,000**

Sold Date

**20-Jun-24**

Distance

**1.02km**



**106/27 VICTORIA STREET  
FOOTSCRAY VIC 3011**

1 1 1

Sold Price

**\$400,000**

Sold Date

**12-Jan-24**

Distance

**1.3km**

RS = Recent sale

UN = Undisclosed Sale

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