

## 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

2/14 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

\$250,000

&

\$270,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$481,000

Property type

Unit

Suburb

Footscray

Period-from

01 Sep 2022

to

31 Aug 2023

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

10/12 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$270,000	13-Feb-23
1/7-9 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$290,000	16-Feb-23
3/18 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$300,000	17-Jan-23

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: 15 September 2023

**10/12 ELDRIDGE STREET  
FOOTSCRAY VIC 3011**

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Sold Price **\$270,000** Sold Date **13-Feb-23**Distance **0.02km****1/7-9 ELDRIDGE STREET  
FOOTSCRAY VIC 3011**

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Sold Price **\$290,000** Sold Date **16-Feb-23**Distance **0.09km****3/18 ELDRIDGE STREET  
FOOTSCRAY VIC 3011**

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Sold Price **\$300,000** Sold Date **17-Jan-23**Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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