

## 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

2/23 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

\$360,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$514,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2023

to

31 May 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

4/30 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$360,000	25-May-24
4/10 EMPIRE STREET FOOTSCRAY VIC 3011	\$357,500	02-Feb-24
9/4 EMPIRE STREET FOOTSCRAY VIC 3011	\$368,000	23-Feb-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.~~

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Dario Haljeta  
 P 0396879777  
 M 0403490554  
 E dario@fndk.com.au



**4/30 ELDRIDGE STREET  
 FOOTSCRAY VIC 3011**

 2  1  1

Sold Price <sup>RS</sup> **\$360,000** Sold Date **25-May-24**

Distance **0.09km**



**4/10 EMPIRE STREET FOOTSCRAY  
 VIC 3011**

 2  1  1

Sold Price **\$357,500** Sold Date **02-Feb-24**

Distance **0.16km**



**9/4 EMPIRE STREET FOOTSCRAY  
 VIC 3011**

 2  1  1

Sold Price **\$368,000** Sold Date **23-Feb-24**

Distance **0.2km**

RS = Recent sale      UN = Undisclosed Sale

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