

# 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

17 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)

Single price \$849,000

### Median sale price

Median price \$980,000

Property Type House

Suburb Footscray

Period - From 01/04/2021

to 30/06/2021

Source REIV

### 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 six 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	50b Liverpool St FOOTSCRAY 3011	\$873,000	17/04/2021
2	11 Vista Rise MARIBYRNONG 3032	\$860,000	18/06/2021
3	5/30 Market St WEST FOOTSCRAY 3012	\$845,000	10/06/2021

**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 six months.~~

This Statement of Information was prepared on:

11/10/2021 13:37



**Property Type:** Block of  
Flats/Units (Res)

Agent Comments

## Comparable Properties



**50b Liverpool St FOOTSCRAY 3011 (REI)**

Agent Comments



**Price:** \$873,000

**Method:** Auction Sale

**Date:** 17/04/2021

**Property Type:** Townhouse (Res)

**Land Size:** 250 sqm approx



**11 Vista Rise MARIBYRNONG 3032 (REI/VG)**

Agent Comments



**Price:** \$860,000

**Method:** Private Sale

**Date:** 18/06/2021

**Property Type:** Townhouse (Single)

**Land Size:** 133 sqm approx



**5/30 Market St WEST FOOTSCRAY 3012 (REI)**

Agent Comments



**Price:** \$845,000

**Method:** Private Sale

**Date:** 10/06/2021

**Property Type:** Townhouse (Res)