

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 8/18 Eldridge Street, Footscray Vic 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$250,000 & \$275,000

Median sale price

Median price \$435,000 House Unit X Suburb Footscray

Period - From 01/01/2017 to 31/12/2017 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	9/23 Eldridge St FOOTSCRAY 3011	\$280,000	23/05/2017
2	7/33 Eldridge St FOOTSCRAY 3011	\$255,000	05/10/2017
3	10/17 Gordon St FOOTSCRAY 3011	\$250,000	20/06/2017

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.

8/18 Eldridge Street, Footscray Vic 3011

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Rooms: 4
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$250,000 - \$275,000
Median Unit Price
Year ending December 2017: \$435,000

Comparable Properties



9/23 Eldridge St FOOTSCRAY 3011 (REI/VG) [Agent Comments](#)



Price: \$280,000
Method: Private Sale
Date: 23/05/2017
Rooms: 3
Property Type: Unit



7/33 Eldridge St FOOTSCRAY 3011 (REI/VG) [Agent Comments](#)



Price: \$255,000
Method: Private Sale
Date: 05/10/2017
Rooms: 4
Property Type: Apartment



10/17 Gordon St FOOTSCRAY 3011 (REI) [Agent Comments](#)



Price: \$250,000
Method: Private Sale
Date: 20/06/2017
Rooms: 4
Property Type: Apartment