

## 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

4/28 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

\$550,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Footscray

Period-from

01 Oct 2023

to

30 Sep 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

401/21 VICTORIA STREET FOOTSCRAY VIC 3011	\$595,000	06-Jul-24
12 GREENHAM PLACE FOOTSCRAY VIC 3011	\$595,000	01-Jun-24
18/6-10 ROSAMOND ROAD FOOTSCRAY VIC 3011	\$515,000	16-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.~~

This Statement of Information was prepared on: 16 October 2024

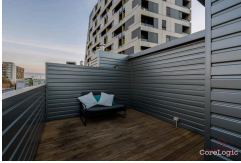


**401/21 VICTORIA STREET  
FOOTSCRAY VIC 3011**

 2  1  1

Sold Price **\$595,000** Sold Date **06-Jul-24**

Distance **1.21km**



**12 GREENHAM PLACE FOOTSCRAY  
VIC 3011**

 2  1  -

Sold Price Sold Date **01-Jun-24**

Distance **1.27km**



**18/6-10 ROSAMOND ROAD  
FOOTSCRAY VIC 3011**

 2  2  1

Sold Price **\$515,000** Sold Date **16-Feb-24**

Distance **0.41km**

RS = Recent sale UN = Undisclosed Sale

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