

## 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

2606/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$830,000

&

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Footscray

Period-from

01 Mar 2024

to

28 Feb 2025

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

408/8 JOSEPH ROAD FOOTSCRAY VIC 3011	\$880,000	25-Sep-24
506/1 WARDE STREET FOOTSCRAY VIC 3011	\$810,000	28-Jun-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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**408/8 JOSEPH ROAD FOOTSCRAY VIC 3011** Sold Price **\$880,000** Sold Date **25-Sep-24**

3 2 2

Distance **0.11km**



**506/1 WARDE STREET  
FOOTSCRAY VIC 3011**

Sold Price **\$810,000** Sold Date **28-Jun-24**

3 2 2

Distance **0.13km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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