

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

1107/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011

Indicative selling price

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

Single Price

or range
between

\$520,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Footscray

Period-from

01 May 2023

to

30 Apr 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

1301/5 JOSEPH ROAD FOOTSCRAY VIC 3011	\$530,000	13-Mar-24
1710/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$530,000	12-Jul-23
612/4 JOSEPH ROAD FOOTSCRAY VIC 3011	\$530,000	14-Jul-23

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: 10 May 2024



1301/5 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price

\$530,000 Sold Date **13-Mar-24**

 2  2  1

Distance **0km**



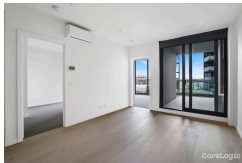
1710/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011

Sold Price

Sold Date **12-Jul-23**

 2  2  1

Distance **0.05km**



612/4 JOSEPH ROAD FOOTSCRAY VIC 3011 Sold Price

Sold Date **14-Jul-23**

 2  2  1

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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