Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 404/2 Hallenstein Street, Footscray Vic 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Price range	\$365,000		& \$37	\$375,000						
Median sale p	rice									
Median price	\$517,500	Pro	operty Type	Unit			Suburb	Footscray		
Period - From	01/04/2023	to	30/06/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1808/6 Joseph Rd FOOTSCRAY 3011	\$425,000	16/06/2023
2	1409/6 Joseph Rd FOOTSCRAY 3011	\$406,500	12/09/2023
3	1208/5 Joseph Rd FOOTSCRAY 3011	\$405,000	02/05/2023

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:

22/05/2024



404/2 Hallenstein Street, Footscray Vic 3011



Property Type: Agent Comments

Indicative Selling Price \$365,000 - \$375,000 **Median Unit Price** June guarter 2023: \$517,500

Comparable Properties





1808/6 Joseph Rd FOOTSCRAY 3011 (REI/VG) Agent Comments

1208/5 Joseph Rd FOOTSCRAY 3011 (REI/VG) Agent Comments

6 1

6 1 1

Method: Sold Before Auction Property Type: Apartment

1409/6 Joseph Rd FOOTSCRAY 3011 (REI)



Price: \$406,500 Method: Private Sale Date: 12/09/2023 Property Type: Apartment Agent Comments



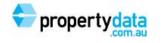
Price: \$405,000 Method: Private Sale Date: 02/05/2023

Property Type: Apartment

1

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044





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