

## 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

712/8 HALLENSTEIN 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

or range  
between

\$440,000

&

\$470,000

### 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

10/34 WHITEHALL STREET FOOTSCRAY VIC 3011	\$485,000	15-Aug-24
502/55 HOPKINS STREET FOOTSCRAY VIC 3011	\$435,000	15-Oct-23
612/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$430,000	15-Apr-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: 3 December 2024

**10/34 WHITEHALL STREET  
FOOTSCRAY VIC 3011**

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Sold Price

RS

**\$485,000**

Sold Date

**15-Aug-24**

Distance

**0.41km****502/55 HOPKINS STREET  
FOOTSCRAY VIC 3011**

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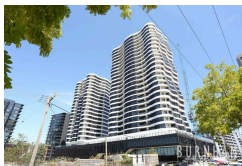
Sold Price

**\$435,000**

Sold Date

**15-Oct-23**

Distance

**0.31km****612/8 HALLENSTEIN STREET  
FOOTSCRAY VIC 3011**

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Sold Price

**\$430,000**

Sold Date

**15-Apr-24**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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