

## 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

514/55 HOPKINS 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

\$515,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Footscray

Period-from

01 Feb 2023

to

31 Jan 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

502/55 HOPKINS STREET FOOTSCRAY VIC 3011	\$435,000	15-Oct-23
412A/48 COWPER STREET FOOTSCRAY VIC 3011	\$510,000	02-Nov-23
1403C/2 TANNERY WALK FOOTSCRAY VIC 3011	\$585,000	22-Aug-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: 12 February 2024



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

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Sold Price **\$435,000** Sold Date **15-Oct-23**

Distance **0km**



**412A/48 COWPER STREET  
 FOOTSCRAY VIC 3011**

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Sold Price **\$510,000** Sold Date **02-Nov-23**

Distance **0.09km**

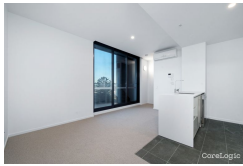


**1403C/2 TANNERY WALK  
 FOOTSCRAY VIC 3011**

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Sold Price **\$585,000** Sold Date **22-Aug-23**

Distance **0.18km**



**401E/1 HALLENSTEIN STREET  
 FOOTSCRAY VIC 3011**

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Sold Price **\$570,000** Sold Date **11-Oct-23**

Distance **0.21km**

RS = Recent sale      UN = Undisclosed Sale

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