

## 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

301E/1 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

\$280,000

&

\$305,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$512,000

Property type

Unit

Suburb

Footscray

Period-from

01 Aug 2023

to

31 Jul 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

712/240 BARKLY STREET FOOTSCRAY VIC 3011	\$280,000	29-Jun-24
4/158 BARKLY STREET FOOTSCRAY VIC 3011	\$305,000	27-May-24
614/59 PAISLEY STREET FOOTSCRAY VIC 3011	\$305,000	19-Mar-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: 02 August 2024

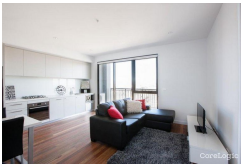

**712/240 BARKLY STREET  
FOOTSCRAY VIC 3011**
 1   
  1   
  1

 Sold Price <sup>RS</sup> **\$280,000** Sold Date **29-Jun-24**

 Distance **0.97km**

**4/158 BARKLY STREET  
FOOTSCRAY VIC 3011**
 1   
  1   
  1

 Sold Price <sup>RS</sup> **\$305,000** <sup>UN</sup> Sold Date **27-May-24**

 Distance **0.7km**

**614/59 PAISLEY STREET  
FOOTSCRAY VIC 3011**
 1   
  1   
  1

 Sold Price **\$305,000** Sold Date **19-Mar-24**

 Distance **0.9km**

RS = Recent sale      UN = Undisclosed Sale

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