

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

409/8 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

\$475,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Footscray

Period-from

01 Aug 2021

to

31 Jul 2022

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

604/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$450,000	18-May-22
1204/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$485,000	13-Apr-22
2301/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$495,000	27-Apr-22

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: 03 August 2022



604/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011

2 2 1

Sold Price **\$450,000** Sold Date **18-May-22**

Distance **0km**



1204/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price **\$485,000** Sold Date **13-Apr-22**

Distance **0km**



2301/6 JOSEPH ROAD FOOTSCRAY VIC 3011

2 2 1

Sold Price **\$495,000** Sold Date **27-Apr-22**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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