

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

403C/1A WHITEHALL 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

or range
between

\$499,000

&

\$549,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$499,000

Property type

Unit

Suburb

Footscray

Period-from

01 Sep 2023

to

31 Aug 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

902D/4 TANNERY WALK FOOTSCRAY VIC 3011	\$530,000	24-Apr-24
402E/1 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$580,000	13-May-24
703/2 JOSEPH ROAD FOOTSCRAY VIC 3011	\$585,000	23-May-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: 29 September 2024



**902D/4 TANNERY WALK
FOOTSCRAY VIC 3011**

 3  2  1

Sold Price **\$530,000** Sold Date **24-Apr-24**

Distance **0.03km**



**402E/1 HALLENSTEIN STREET
FOOTSCRAY VIC 3011**

 3  2  -

Sold Price **\$580,000** Sold Date **13-May-24**

Distance **0.05km**



**703/2 JOSEPH ROAD FOOTSCRAY
VIC 3011**

 2  2  1

Sold Price **\$585,000** Sold Date **23-May-24**

Distance **0.26km**

RS = Recent sale UN = Undisclosed Sale

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