

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 (*Delete single price or range as applicable)

Single Price

\$450,000

or range
between

&

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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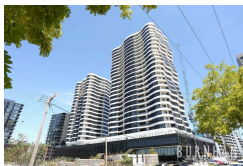
Sold Price

\$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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