

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

3/30 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

\$470,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2023

to

31 May 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

1/49 HOTHAM STREET SEDDON VIC 3011	\$487,000	10-Dec-23
4/2 BALLARAT ROAD FOOTSCRAY VIC 3011	\$480,000	26-Jun-23
927/18 ALBERT STREET FOOTSCRAY VIC 3011	\$483,000	20-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: 04 June 2024



**1/49 HOTHAM STREET SEDDON
VIC 3011**

2 1 1

Sold Price

\$487,000

Sold Date

10-Dec-23

Distance

1.41km



**4/2 BALLARAT ROAD FOOTSCRAY
VIC 3011**

2 1 1

Sold Price

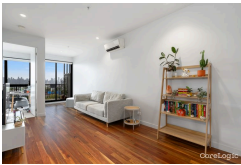
\$480,000

Sold Date

26-Jun-23

Distance

0.85km



**927/18 ALBERT STREET
FOOTSCRAY VIC 3011**

2 2 -

Sold Price

^{RS} **\$483,000**

Sold Date

20-Apr-24

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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