

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

25/8-18 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$937,500

Property type

House

Suburb

Footscray

Period-from

01 Nov 2023

to

31 Oct 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

2009/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$500,000	31-Jul-24
1801/6 JOSEPH ROAD FOOTSCRAY VIC 3011	\$500,000	17-Jun-24
807/4 JOSEPH ROAD FOOTSCRAY VIC 3011	\$480,000	25-Jul-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: 27 November 2024

**2009/8 HALLENSTEIN STREET
FOOTSCRAY VIC 3011**

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Sold Price

\$500,000

Sold Date

31-Jul-24

Distance

0.21km**1801/6 JOSEPH ROAD FOOTSCRAY
VIC 3011**

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Sold Price

Sold Date

17-Jun-24

Distance

0.33km**807/4 JOSEPH ROAD FOOTSCRAY
VIC 3011**

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Sold Price

\$480,000

Sold Date

25-Jul-24

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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