

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

28/8-18 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

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

1107/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011	\$520,000	15-May-24
2/42 WHITEHALL STREET FOOTSCRAY VIC 3011	\$600,000	29-Jun-24
19/41 MORELAND STREET FOOTSCRAY VIC 3011	\$597,000	30-Aug-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 September 2024



1107/8 HALLENSTEIN STREET FOOTSCRAY VIC 3011

2 2 -

Sold Price **\$520,000** Sold Date **15-May-24**

Distance **0.23km**

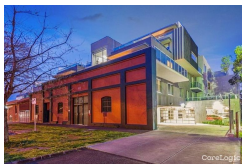


2/42 WHITEHALL STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price ^{RS} **\$600,000** Sold Date **29-Jun-24**

Distance **0.3km**



19/41 MORELAND STREET FOOTSCRAY VIC 3011

2 2 1

Sold Price ^{RS} **\$597,000** Sold Date **30-Aug-24**

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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