

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

29/8-18 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

\$430,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Footscray

Period-from

01 Apr 2024

to

31 Mar 2025

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

| | | |
|--|-----------|-----------|
| 618/59 PAISLEY STREET FOOTSCRAY VIC 3011 | \$410,000 | 05-Mar-25 |
| 1203/4 JOSEPH ROAD FOOTSCRAY VIC 3011 | \$418,000 | 24-Mar-25 |
| 6/20 FRENCH STREET FOOTSCRAY VIC 3011 | \$417,500 | 28-Mar-25 |

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: 10 April 2025



**618/59 PAISLEY STREET
FOOTSCRAY VIC 3011**

1 1 1

Sold Price

\$410,000

Sold Date

05-Mar-25

Distance

0.78km



**1203/4 JOSEPH ROAD
FOOTSCRAY VIC 3011**

1 1 1

Sold Price

^{RS} **\$418,000**

Sold Date

24-Mar-25

Distance

0.32km



**6/20 FRENCH STREET
FOOTSCRAY VIC 3011**

2 1 1

Sold Price

^{RS} **\$417,500**

Sold Date

28-Mar-25

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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