

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

404/2 Hallenstein Street, Footscray Vic 3011

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price range \$365,000 & \$375,000

Median sale price

Median price \$517,500

Property Type Unit

Suburb Footscray

Period - From 01/04/2023

to 30/06/2023

Source REIV

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 six 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	1808/6 Joseph Rd FOOTSCRAY 3011	\$425,000	16/06/2023
2	1409/6 Joseph Rd FOOTSCRAY 3011	\$406,500	12/09/2023
3	1208/5 Joseph Rd FOOTSCRAY 3011	\$405,000	02/05/2023

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 six months.~~

This Statement of Information was prepared on: 22/05/2024

404/2 Hallenstein Street, Footscray Vic 3011



Property Type:
Agent Comments

Indicative Selling Price
\$365,000 - \$375,000
Median Unit Price
June quarter 2023: \$517,500

Comparable Properties



1808/6 Joseph Rd FOOTSCRAY 3011 (REI/VG) Agent Comments



Price: \$425,000
Method: Sold Before Auction
Date: 16/06/2023
Property Type: Apartment



1409/6 Joseph Rd FOOTSCRAY 3011 (REI) Agent Comments



Price: \$406,500
Method: Private Sale
Date: 12/09/2023
Property Type: Apartment



1208/5 Joseph Rd FOOTSCRAY 3011 (REI/VG) Agent Comments



Price: \$405,000
Method: Private Sale
Date: 02/05/2023
Property Type: Apartment

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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