

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

2103/8 HALLENSTEIN 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

\$580,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2024

to

31 May 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

203B/8 FALCON COURT FOOTSCRAY VIC 3011	595000	07-Feb-25
1210/2 JOSEPH ROAD FOOTSCRAY VIC 3011	560000	26-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.

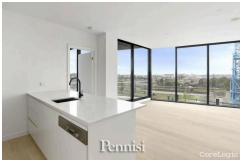
This Statement of Information was prepared on: 05 June 2025

203B/8 FALCON COURT FOOTSCRAY VIC 3011

Sold Price **595000** Sold Date **07-Feb-25**

 2  2  -

Distance **0.43km**



1210/2 JOSEPH ROAD FOOTSCRAY VIC 3011

Sold Price **560000** Sold Date **26-Mar-25**

 2  2  1

Distance **0.11km**

RS = Recent sale **UN** = Undisclosed Sale

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