

## 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

3/30 WHITEHALL STREET FOOTSCRAY VIC 3011

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$470,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Footscray

Period-from

01 Apr 2023

to

31 Mar 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

15/49 NAPIER STREET FOOTSCRAY VIC 3011	\$510,000	24-Dec-23
12/49 HYDE STREET FOOTSCRAY VIC 3011	\$500,000	10-Jun-23
14/31 MORELAND STREET FOOTSCRAY VIC 3011	\$490,000	06-Oct-23

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 April 2024



**15/49 NAPIER STREET  
FOOTSCRAY VIC 3011**

2 1 1

Sold Price **\$510,000** Sold Date **24-Dec-23**

Distance **0.41km**



**12/49 HYDE STREET FOOTSCRAY  
VIC 3011**

2 1 1

Sold Price **\$500,000** Sold Date **10-Jun-23**

Distance **0.49km**



**14/31 MORELAND STREET  
FOOTSCRAY VIC 3011**

2 1 1

Sold Price **\$490,000** Sold Date **06-Oct-23**

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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