

## 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

807/8 HALLENSTEIN 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

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$514,000

Property type

Unit

Suburb

Footscray

Period-from

01 Jun 2023

to

31 May 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

1401E/6 TANNERY WALK FOOTSCRAY VIC 3011	\$760,000	25-Mar-24
106/1 MORELAND STREET FOOTSCRAY VIC 3011	\$750,000	08-May-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: 07 June 2024



**1401E/6 TANNERY WALK  
FOOTSCRAY VIC 3011**

3 2 -

Sold Price **\$760,000** Sold Date **25-Mar-24**

Distance **0.08km**



**106/1 MORELAND STREET  
FOOTSCRAY VIC 3011**

3 2 2

Sold Price <sup>RS</sup> **\$750,000** Sold Date **08-May-24**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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