

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 (*Delete single price or range as applicable)

Single Price

\$499,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Footscray

Period-from

01 May 2023

to

30 Apr 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

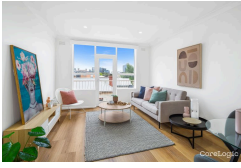
Date of sale

12/49 HYDE STREET FOOTSCRAY VIC 3011	\$500,000	10-Jun-23
4/2 BALLARAT ROAD FOOTSCRAY VIC 3011	\$480,000	26-Jun-23
8/13 NICHOLSON STREET FOOTSCRAY VIC 3011	\$465,000	22-Apr-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: 09 May 2024



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

Sold Price

\$500,000

Sold Date

10-Jun-23

 2  1  1

Distance

0.49km



**4/2 BALLARAT ROAD FOOTSCRAY
VIC 3011**

Sold Price

\$480,000

Sold Date

26-Jun-23

 2  1  1

Distance

0.85km



**8/13 NICHOLSON STREET
FOOTSCRAY VIC 3011**

Sold Price

^{RS} **\$465,000**

Sold Date

22-Apr-24

 2  1  -

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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