

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

416/7 Thomas Holmes Street, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$529,000

Median sale price

Median price

\$514,000

House

Unit

X

Suburb

Maribyrnong

Period - From

01/01/2018

to

31/03/2018

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	112/20 Pier La MARIBYRNONG 3032	\$520,000	23/11/2017
2	211/20 Pier La MARIBYRNONG 3032	\$520,000	22/03/2018
3	307/20 Pier La MARIBYRNONG 3032	\$492,500	06/03/2018

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.

416/7 Thomas Holmes Street, Maribyrnong Vic 3032

Matt Klein
9317 6500
0499 50 33 66
matt@avionproperties.com.au

Indicative Selling Price
\$529,000

Median Unit Price
March quarter 2018: \$514,000



2 2 1

Rooms:
Property Type: Apartment
Agent Comments

Comparable Properties



112/20 Pier La MARIBYRNONG 3032 (REI)

Agent Comments

2 2 1

Price: \$520,000
Method: Sold Before Auction
Date: 23/11/2017
Rooms: 4
Property Type: Apartment



211/20 Pier La MARIBYRNONG 3032 (REI)

Agent Comments

2 2 1

Price: \$520,000
Method: Private Sale
Date: 22/03/2018
Rooms: 3
Property Type: Apartment



307/20 Pier La MARIBYRNONG 3032 (REI)

Agent Comments

2 2 1

Price: \$492,500
Method: Private Sale
Date: 06/03/2018
Rooms: -
Property Type: Apartment