

## 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

417/7 THOMAS HOLMES STREET MARIBYRNONG VIC 3032

### Indicative selling price

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

Single Price

or range  
between

\$460,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Aug 2022

to

31 Jul 2023

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

11/17 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$500,000	25-May-23
103/7 THOMAS HOLMES STREET MARIBYRNONG VIC 3032	\$475,000	15-Apr-23
20/48 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$465,000	19-Apr-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: 09 August 2023

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**11/17 EUCALYPTUS DRIVE  
MAIDSTONE VIC 3012**

 2  2  1

Sold Price

<sup>RS</sup> **\$500,000** Sold Date **25-May-23**

Distance **1.84km**



**103/7 THOMAS HOLMES STREET  
MARIBYRNONG VIC 3032**

 2  2  1

Sold Price

**\$475,000** Sold Date **15-Apr-23**

Distance **0km**



**20/48 EUCALYPTUS DRIVE  
MAIDSTONE VIC 3012**

 2  2  1

Sold Price

**\$465,000** Sold Date **19-Apr-23**

Distance **1.87km**

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

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