

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

411/7 THOMAS HOLMES STREET MARIBYRNONG VIC 3032

Indicative selling price

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

Single Price

or range
between

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$528,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Mar 2021

to

28 Feb 2022

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

102/2 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$355,000	01-Mar-22
507/86 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$388,000	20-Dec-21
115/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$370,000	04-Feb-22

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: 31 March 2022

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**102/2 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

 1  1  1

Sold Price

RS

\$355,000

Sold Date

01-Mar-22

Distance

0.34km



**507/86 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

 1  1  1

Sold Price

\$388,000

Sold Date

20-Dec-21

Distance

0.14km



**115/45 EDGEWATER BOULEVARD
MARIBYRNONG VIC 3032**

 1  1  1

Sold Price

\$370,000

Sold Date

04-Feb-22

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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