

# 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

217/7 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)

Single price

\$540,000

### Median sale price

Median price

\$527,000

Property Type

Unit

Suburb

Maribyrnong

Period - From

01/10/2022

to

30/09/2023

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 | 417/7 Thomas Holmes St MARIBYRNONG 3032 | \$555,000 | 23/08/2023   |
| 2 | 306/45 Edgewater Blvd MARIBYRNONG 3032  | \$544,050 | 30/07/2023   |
| 3 | 13/2 Horizon Dr MARIBYRNONG 3032        | \$485,000 | 10/06/2023   |

**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.~~

This Statement of Information was prepared on:

22/11/2023 12:11



2 2 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**417/7 Thomas Holmes St MARIBYRNONG 3032 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$555,000

**Method:** Sold Before Auction

**Date:** 23/08/2023

**Property Type:** Apartment

**306/45 Edgewater Blvd MARIBYRNONG 3032 (VG)**

Agent Comments

2 - -

**Price:** \$544,050

**Method:** Sale

**Date:** 30/07/2023

**Property Type:** Strata Unit/Flat



**13/2 Horizon Dr MARIBYRNONG 3032 (REI/VG)** Agent Comments

2 2 1

**Price:** \$485,000

**Method:** Private Sale

**Date:** 10/06/2023

**Property Type:** Apartment