

## 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

116/7 Thomas Holmes Street, Maribyrnong Vic 3032

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$505,000

#### Median sale price

Median price \$495,000

House

Unit

X

Suburb Maribyrnong

Period - From 01/07/2016

to 30/06/2017

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	302/60 Edgewater Blvd MARIBYRNONG 3032	\$507,500	31/05/2017
2	106/20 Pier La MARIBYRNONG 3032	\$495,000	16/08/2017
3	106/44 Skyline Dr MARIBYRNONG 3032	\$488,000	01/07/2017

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.~~

116/7 Thomas Holmes Street, Maribyrnong Vic 3032

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



2 2 1

**Rooms:** 4  
**Property Type:** Apartment  
**Land Size:** 83 sqm approx

**Agent Comments**

Brand new 2 bedroom 2 bathroom apartment, 83m2 internally with 18m2 balcony, car stacker plus storage cage.

**Indicative Selling Price**  
\$505,000

**Median Unit Price**  
Year ending June 2017: \$495,000

## Comparable Properties



**302/60 Edgewater Blvd MARIBYRNONG 3032 (REI)** **Agent Comments**

2 2 1

**Price:** \$507,500  
**Method:** Private Sale  
**Date:** 31/05/2017  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



**106/20 Pier La MARIBYRNONG 3032 (REI)** **Agent Comments**

2 2 1

**Price:** \$495,000  
**Method:** Private Sale  
**Date:** 16/08/2017  
**Rooms:** 4  
**Property Type:** Apartment

**106/44 Skyline Dr MARIBYRNONG 3032 (REI)** **Agent Comments**

2 1 1

**Price:** \$488,000  
**Method:** Private Sale  
**Date:** 01/07/2017  
**Rooms:** 4  
**Property Type:** Flat/Unit/Apartment (Res)