

## 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

117/7 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$460,000

&

\$506,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$498,500

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Jun 2023

to

31 May 2024

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

|   |           |           |
|---|-----------|-----------|
| 302/7 THOMAS HOLMES STREET MARIBYRNONG VIC 3032 | \$455,000 | 29-Feb-24 |
| 207/30 LA SCALA AVENUE MARIBYRNONG VIC 3032     | \$440,000 | 24-May-24 |
| 3/60 LA SCALA AVENUE MARIBYRNONG VIC 3032       | \$450,000 | 19-Jan-24 |

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: 18 June 2024



**302/7 THOMAS HOLMES STREET  
MARIBYRNONG VIC 3032**

2 2 1

Sold Price **\$455,000** Sold Date **29-Feb-24**

Distance **0.01km**



**207/30 LA SCALA AVENUE  
MARIBYRNONG VIC 3032**

2 2 1

Sold Price <sup>RS</sup> **\$440,000** Sold Date **24-May-24**

Distance **0.34km**



**3/60 LA SCALA AVENUE  
MARIBYRNONG VIC 3032**

2 2 1

Sold Price <sup>RS</sup> **\$450,000** Sold Date **19-Jan-24**

Distance **0.34km**



**107/2 LA SCALA AVENUE  
MARIBYRNONG VIC 3032**

2 2 1

Sold Price **\$440,000** Sold Date **28-Feb-24**

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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