

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 (*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

\$515,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Feb 2023

to

31 Jan 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

104/90 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$450,000	14-Nov-23
402/90 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$500,000	05-Oct-23
31/17 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$495,000	13-Oct-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: 14 February 2024


**104/90 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

2 2 1

Sold Price

^{RS} **\$450,000** Sold Date **14-Nov-23**

 Distance **0.11km**

**402/90 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

2 2 1

Sold Price

\$500,000 Sold Date **05-Oct-23**

 Distance **0.14km**

**31/17 EUCALYPTUS DRIVE
MAIDSTONE VIC 3012**

2 2 1

Sold Price

\$495,000 Sold Date **13-Oct-23**

 Distance **1.84km**

RS = Recent sale

UN = Undisclosed Sale

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