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

210/7 Thomas Holmes Street, Maribyrnong Vic 3032

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$325,000		&		\$345,000			
Median sale p	rice							
Median price	\$552,000	Pro	operty Type	Unit			Suburb	Maribyrnong
Period - From	01/04/2021	to	31/03/2022		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	411/7 Thomas Holmes St MARIBYRNONG 3032	\$380,000	06/06/2022
2	214/7 Thomas Holmes St MARIBYRNONG 3032	\$310,000	30/03/2022
3			

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:

29/06/2022 10:21





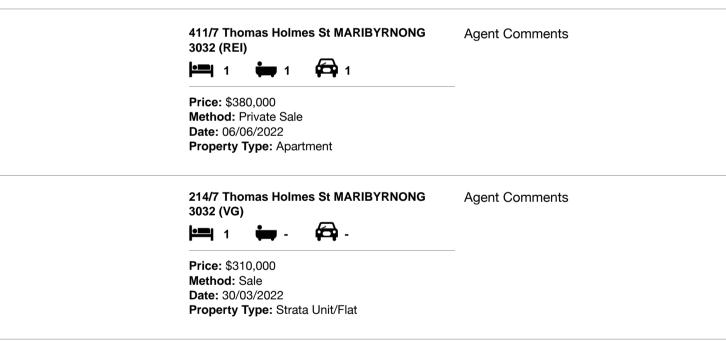
Jake Hu 0488 028 978 jake@melbournerealestate.com.au





Property Type: Apartment Land Size: 67 sqm approx Agent Comments Living Area: 57sqm Balcony: 10 sqm Indicative Selling Price \$325,000 - \$345,000 Median Unit Price Year ending March 2022: \$552,000

Comparable Properties



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.

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951

propertydata



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