

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$325,000 & \$345,000

### Median sale price

Median price

\$552,000

Property Type

Unit

Suburb

Maribyrnong

Period - From

01/04/2021

to

31/03/2022

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	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

210/7 Thomas Holmes Street, Maribyrnong Vic 3032



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1 1 1

**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

**411/7 Thomas Holmes St MARIBYRNONG  
3032 (REI)**

Agent Comments

1 1 1

**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 06/06/2022  
**Property Type:** Apartment

**214/7 Thomas Holmes St MARIBYRNONG  
3032 (VG)**

Agent Comments

1 - -

**Price:** \$310,000  
**Method:** Sale  
**Date:** 30/03/2022  
**Property Type:** Strata Unit/Flat

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



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