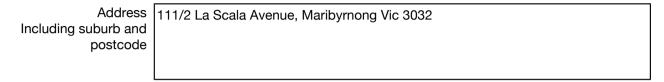
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale



Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$510,000

Median sale price

Median price	\$520,000	Hou	Ise	Unit	х	Suburb	Maribyrnong
Period - From	01/10/2017	to	31/12/2017		Source	REIV	

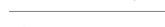
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	112/20 Pier La MARIBYRNONG 3032	\$520,000	23/11/2017
2	116/7 Thomas Holmes St MARIBYRNONG 3032	\$505,000	02/10/2017
3	504/44 Skyline Dr MARIBYRNONG 3032	\$488,000	22/01/2018

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.













Rooms: **Property Type: Agent Comments**

Philip Osmond 93176500 0418307846 phil@avionproperties.com.au

Indicative Selling Price \$510,000 **Median Unit Price** December quarter 2017: \$520,000

Comparable Properties



112/20 Pier La MARIBYRNONG 3032 (REI)





Agent Comments

Price: \$520.000

Method: Sold Before Auction

Date: 23/11/2017 Rooms: 4

Property Type: Apartment

116/7 Thomas Holmes St MARIBYRNONG 3032 (REI)





Agent Comments

Price: \$505,000 Method: Private Sale Date: 02/10/2017

Rooms: 4

Property Type: Flat/Unit/Apartment (Res)

504/44 Skyline Dr MARIBYRNONG 3032 (REI)







Agent Comments



Property Type: Apartment

Account - Avion Properties | P: 03 9317 6500





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