### 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	416/7 Thomas Holmes Street, Maribyrnong Vic 3032
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$529,000

#### Median sale price

Median price	\$514,000	Hou	Ise	Unit	Х	Suburb	Maribyrnong
Period - From	01/01/2018	to	31/03/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	112/20 Pier La MARIBYRNONG 3032	\$520,000	23/11/2017
2	211/20 Pier La MARIBYRNONG 3032	\$520,000	22/03/2018
3	307/20 Pier La MARIBYRNONG 3032	\$492,500	06/03/2018

#### 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.





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Property Type: Apartment Agent Comments

Matt Klein 9317 6500 0499 50 33 66 matt@avionproperties.com.au

**Indicative Selling Price** \$529,000 **Median Unit Price** March quarter 2018: \$514,000

## Comparable Properties



112/20 Pier La MARIBYRNONG 3032 (REI)

**6** 

2

Price: \$520.000

Method: Sold Before Auction

Date: 23/11/2017

Rooms: 4

Property Type: Apartment

**Agent Comments** 



211/20 Pier La MARIBYRNONG 3032 (REI)

Price: \$520,000 Method: Private Sale Date: 22/03/2018

Rooms: 3

Property Type: Apartment

Agent Comments



307/20 Pier La MARIBYRNONG 3032 (REI)

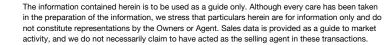
Price: \$492,500 Method: Private Sale Date: 06/03/2018

Rooms: -

Property Type: Apartment

**Agent Comments** 

Account - Avion Properties | P: 03 9317 6500



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