

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 106/12 Thomas Holmes Street, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$537,000 Property Type Unit Suburb Maribyrnong

Period - From 01/07/2024 to 30/09/2024 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	201/12 Thomas Holmes St MARIBYRNONG 3032	\$510,000	19/11/2024
2	105/45 Edgewater Blvd MARIBYRNONG 3032	\$505,000	30/10/2024
3	402/60 Edgewater Blvd MARIBYRNONG 3032	\$535,000	23/07/2024

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: 04/12/2024 11:53



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$480,000 - \$520,000

Median Unit Price

September quarter 2024: \$537,000

Comparable Properties



201/12 Thomas Holmes St MARIBYRNONG 3032 (REI)

Agent Comments

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Price: \$510,000

Method: Private Sale

Date: 19/11/2024

Property Type: Unit



105/45 Edgewater Blvd MARIBYRNONG 3032 (REI)

Agent Comments

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Price: \$505,000

Method: Private Sale

Date: 30/10/2024

Property Type: Unit



402/60 Edgewater Blvd MARIBYRNONG 3032 (REI/VG)

Agent Comments

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Price: \$535,000

Method: Private Sale

Date: 23/07/2024

Property Type: Apartment

Account - Jas Stephens - Yarraville | P: 03 93169000



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