### 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

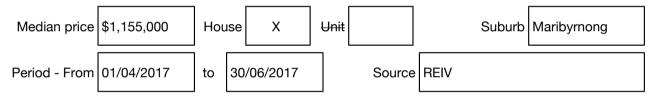
508/7 Thomas Holmes Street, Maribyrnong Vic 3032

#### Indicative selling price

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

Single price \$699,000

#### Median sale price



#### 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                              | 405/60 Edgewater Blvd MARIBYRNONG 3032 | \$606,000 | 12/08/2017   |
| 2                              | 305/60 Edgewater Blvd MARIBYRNONG 3032 | \$592,000 | 03/10/2017   |
| 3                              | 110/44 Skyline Dr MARIBYRNONG 3032     | \$590,000 | 14/09/2017   |

#### 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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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Rooms: Property Type: Penthouse apartment Land Size: 170 sqm approx Agent Comments Penthouse 94.5m2 apartment with 76m2 balcony Matt Klein 9317 6500 0499 50 33 66 matt@avionproperties.com.au

Indicative Selling Price \$699,000 Median House Price June quarter 2017: \$1,155,000

## **Comparable Properties**





Price: \$590,000 Method: Auction Sale Date: 14/09/2017 Rooms: -Property Type: Apartment

2

**601** 1

2

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