

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

Median price \$1,155,000

House

X

Unit

Suburb Maribyrnong

Period - From 01/04/2017

to 30/06/2017

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.

	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.~~



 2  2  1

Rooms:

Property Type: Penthouse
apartment

Land Size: 170 sqm approx

Agent Comments

Penthouse 94.5m2 apartment with 76m2 balcony

Indicative Selling Price
\$699,000

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

Comparable Properties

405/60 Edgewater Blvd MARIBYRNONG 3032 (REI) [Agent Comments](#)

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Price: \$606,000

Method: Private Sale

Date: 12/08/2017

Rooms: 5

Property Type: Apartment

Land Size: 92 sqm approx

305/60 Edgewater Blvd MARIBYRNONG 3032 (REI) [Agent Comments](#)

 2  2  1

Price: \$592,000

Method: Private Sale

Date: 03/10/2017

Rooms: 4

Property Type: Apartment



110/44 Skyline Dr MARIBYRNONG 3032 (REI) [Agent Comments](#)

 2  2  1

Price: \$590,000

Method: Auction Sale

Date: 14/09/2017

Rooms: -

Property Type: Apartment