



Erin Hill

P 9633 7111

M 0421272905

E erin@allmelbournrentals.com.au

## UNIT Offered for Sale

216/7 Thomas Holmes Street Maribyrnong VIC 3032

 2
  2
  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$500,000

## Median Sale Price

\$485,000 Units in Maribyrnong between Feb 2017 - Jan 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

**102/7 Thomas Holmes Street  
Maribyrnong VIC 3032**
 2
  2
  1
Sold Price **\$485,000** Sold Date **05-Oct-17**

Distance -

**116/7 Thomas Holmes Street  
Maribyrnong VIC 3032**
 2
  2
  1
Sold Price **\$505,000** Sold Date **03-Oct-17**

Distance -

**44 La Scala Avenue Maribyrnong  
VIC 3032**
 2
  2
  1
Sold Price **\$510,000** Sold Date **16-Dec-17**Distance **0.32km**

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**60 Edgewater Boulevard  
Maribyrnong VIC 3032**
 2
  2
  1
Sold Price **\$508,000** Sold Date **18-Dec-17**Distance **0.45km****112/20 Pier Lane Maribyrnong VIC  
3032**
 2
  2
  1
Sold Price **\$520,000** Sold Date **23-Nov-17**Distance **0.64km****304/7 Ordinance Reserve  
Maribyrnong VIC 3032**
 2
  2
  1
Sold Price **\$508,000** Sold Date **15-Feb-18**Distance **1.85km**

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