STATEMENT OF INFORMATION

Prepared on 20 Feb 2018



P 9633 7111 M 0421272905

E erin@allmelbournerentals.com.au

UNIT Offered for Sale

216/7 Thomas Holmes Street Maribyrnong VIC 3032

二 2





Indicative Selling Price

For the meaning of this price see 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

116/7 Thomas Holmes Street Maribyrnong VIC 3032

= 2

Sold Price

\$505,000

Sold Date 03-Oct-17

Distance

Distance



44 La Scala Avenue Maribyrnong VIC 3032

= 2

Sold Price

\$510,000

Sold Date 16-Dec-17

Distance

0.32km

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60 Edgewater Boulevard Maribyrnong VIC 3032

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Sold Price

\$508,000

Sold Date

18-Dec-17

Distance 0.45km



112/20 Pier Lane Maribyrnong VIC 3032

 \bigcirc 1

Sold Price

\$520,000

Sold Date 23-Nov-17

Distance 0.64km



304/7 Ordnance Reserve Maribyrnong VIC 3032

= 2

Sold Price

\$508,000

Sold Date

15-Feb-18

1.85km Distance

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