

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 204/7 Thomas Holmes Street, Maribyrnong, Victoria,

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$340,000 & \$365,000

Median sale price

Median price \$346,000 Property type Unit Suburb Maribyrnong
Period - From 31.01.2023 to 31.12.2023 Source REA

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
1 506/44 Skyline Drive, Maribyrnong	\$365,000	20.12.2023
2 406/11 Horizon Drive, Maribyrnong	\$350,000	29.01.2024

This Statement of Information was prepared on: 31 January 2024