

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

101/88 LA SCALA AVENUE MARIBYRNONG VIC 3032

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

\$470,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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 6 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

| | | |
|---|-----------|-----------|
| 304/86 LA SCALA AVENUE MARIBYRNONG VIC 3032 | \$485,000 | 27-May-23 |
| 206/20 PIER LANE MARIBYRNONG VIC 3032 | \$497,000 | 15-May-23 |
| 401/8 HORIZON DRIVE MARIBYRNONG VIC 3032 | \$480,000 | 19-Jul-23 |

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 6 months.

This Statement of Information was prepared on: 23 October 2023



**304/86 LA SCALA AVENUE
 MARIBYRNONG VIC 3032**

2 2 1

Sold Price **\$485,000** Sold Date **27-May-23**

Distance **0km**



**206/20 PIER LANE MARIBYRNONG
 VIC 3032**

2 2 1

Sold Price **\$497,000** Sold Date **15-May-23**

Distance **0.69km**



**401/8 HORIZON DRIVE
 MARIBYRNONG VIC 3032**

2 2 1

Sold Price **\$480,000** Sold Date **19-Jul-23**

Distance **0.79km**

RS = Recent sale UN = Undisclosed Sale

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