

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

102/90 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

\$440,000

&

\$484,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 May 2023

to

30 Apr 2024

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

3/60 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$450,000	19-Jan-24
107/2 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$440,000	28-Feb-24
207B/2 WESTS ROAD MARIBYRNONG VIC 3032	\$480,000	18-Mar-24

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: 15 May 2024



3/60 LA SCALA AVENUE MARIBYRNONG VIC 3032

2 2 1

Sold Price ^{RS} **\$450,000** Sold Date **19-Jan-24**

Distance **0.2km**



107/2 LA SCALA AVENUE MARIBYRNONG VIC 3032

2 2 1

Sold Price **\$440,000**^{UN} Sold Date **28-Feb-24**

Distance **0.24km**



207B/2 WESTS ROAD MARIBYRNONG VIC 3032

2 2 1

Sold Price ^{RS} **\$480,000** Sold Date **18-Mar-24**

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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