

## 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

106/60 LA SCALA AVENUE MARIBYRNONG VIC 3032

### Indicative selling price

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

Single Price

or range  
between

\$390,000

&

\$429,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$499,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Apr 2023

to

31 Mar 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

111/54 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$405,000	25-Oct-23
215/54 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$400,000	27-Feb-24
104/58 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$383,000	07-Feb-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: 10 April 2024



**111/54 LA SCALA AVENUE  
MARIBYRNONG VIC 3032**

2 1 1

Sold Price **\$405,000** Sold Date **25-Oct-23**

Distance **0km**



**215/54 LA SCALA AVENUE  
MARIBYRNONG VIC 3032**

2 1 -

Sold Price **\$400,000** Sold Date **27-Feb-24**

Distance **0km**



**104/58 LA SCALA AVENUE  
MARIBYRNONG VIC 3032**

2 1 1

Sold Price **\$383,000** Sold Date **07-Feb-24**

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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