

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

2/4 La Scala Avenue, Maribyrnong Vic 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$389,000

Median sale price

Median price

\$500,000

Property Type

Unit

Suburb

Maribyrnong

Period - From

15/03/2023

to

14/03/2024

Source

REIV

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	105/30 La Scala Av MARIBYRNONG 3032	\$380,000	01/11/2023
2	109/86 La Scala Av MARIBYRNONG 3032	\$372,000	06/11/2023
3	4/270 Maribyrnong Rd MOONEE PONDS 3039	\$370,000	16/12/2023

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 six months.~~

This Statement of Information was prepared on:

15/03/2024 10:13



Property Type:
Agent Comments

Indicative Selling Price
\$389,000
Median Unit Price
15/03/2023 - 14/03/2024: \$500,000

Comparable Properties

105/30 La Scala Av MARIBYRNONG 3032 (VG) Agent Comments



Price: \$380,000
Method: Sale
Date: 01/11/2023
Property Type: Strata Unit/Flat

109/86 La Scala Av MARIBYRNONG 3032 (VG) Agent Comments



Price: \$372,000
Method: Sale
Date: 06/11/2023
Property Type: Strata Unit/Flat



4/270 Maribyrnong Rd MOONEE PONDS 3039 (REI/VG) Agent Comments



Price: \$370,000
Method: Private Sale
Date: 16/12/2023
Property Type: Apartment