

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 26 La Scala Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Single price \$608,000

Median sale price

Median price \$510,000

Property Type Unit

Suburb Maribyrnong

Period - From 01/04/2023

to 30/06/2023

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	501/86 La Scala Av MARIBYRNONG 3032	\$610,000	11/05/2023
2	2 Magnolia Path MAIDSTONE 3012	\$607,500	04/09/2023
3	308/60 Edgewater Blvd MARIBYRNONG 3032	\$570,000	14/08/2023

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:

27/09/2023 10:08



2 2 1

Rooms: 4
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$608,000
Median Unit Price
June quarter 2023: \$510,000

Comparable Properties



501/86 La Scala Av MARIBYRNONG 3032 (REI) Agent Comments

2 2 2

Price: \$610,000
Method: Private Sale
Date: 11/05/2023
Property Type: Apartment



2 Magnolia Path MAIDSTONE 3012 (REI) Agent Comments

2 2 2

Price: \$607,500
Method: Private Sale
Date: 04/09/2023
Property Type: Townhouse (Res)



308/60 Edgewater Blvd MARIBYRNONG 3032 (REI) Agent Comments

2 2 1

Price: \$570,000
Method: Private Sale
Date: 14/08/2023
Property Type: Unit

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