

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 3/4 La Scala Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$340,000 & \$370,000

Median sale price

Median price \$527,000 Property Type Unit Suburb Maribyrnong

Period - From 01/10/2022 to 30/09/2023 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	201B/2 Wests Rd MARIBYRNONG 3032	\$365,000	28/09/2023
2	209/88 La Scala Av MARIBYRNONG 3032	\$350,000	12/07/2023
3	511/68 Wests Rd MARIBYRNONG 3032	\$346,000	18/09/2023

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:

25/10/2023 13:43

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Indicative Selling Price

\$340,000 - \$370,000

Median Unit Price

Year ending September 2023: \$527,000



Property Type: Apartment

Agent Comments

Comparable Properties



201B/2 Wests Rd MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$365,000

Method: Private Sale

Date: 28/09/2023

Property Type: Apartment

Land Size: 67.20 sqm approx

209/88 La Scala Av MARIBYRNONG 3032 (VG)

Agent Comments



Price: \$350,000

Method: Sale

Date: 12/07/2023

Property Type: Strata Unit/Flat



511/68 Wests Rd MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$346,000

Method: Private Sale

Date: 18/09/2023

Property Type: Apartment

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