## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb and postcode

Address 3/4 La Scala Avenue, Maribyrnong Vic 3032

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$340,000		&		\$370,000			
Median sale p	rice							
Median price	\$527,000	Pro	operty Type	Unit			Suburb	Maribyrnong
Period - From	01/10/2022	to	30/09/2023		So	urce	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.

Ad	dress 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



## 3/4 La Scala Avenue, Maribyrnong Vic 3032

# hockingstuart

Fernando Costa 03 8387 0555 0413 664 133





Property Type: Apartment Agent Comments

fcosta@hockingstuart.com **Indicative Selling Price** \$340,000 - \$370,000 **Median Unit Price** Year ending September 2023: \$527,000

## **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

#### Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525



propertydata

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