

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

301/2 LA SCALA AVENUE MARIBYRNONG VIC 3032

Indicative selling price

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

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$498,500

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Jun 2023

to

31 May 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

307/2 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$550,000	24-May-24
103/88 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$535,000	12-Dec-23
204/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$550,000	10-May-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: 19 June 2024



**307/2 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

2 2 -

Sold Price

^{RS}

\$550,000

Sold Date **24-May-24**

Distance

0km



**103/88 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

2 2 1

Sold Price

\$535,000

Sold Date **12-Dec-23**

Distance

0.19km



**204/45 EDGEWATER BOULEVARD
MARIBYRNONG VIC 3032**

2 2 1

Sold Price

\$550,000

Sold Date **10-May-24**

Distance

0.44km



**603/45 EDGEWATER BOULEVARD
MARIBYRNONG VIC 3032**

2 2 1

Sold Price

\$545,000

Sold Date **22-Mar-24**

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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