

# 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 406/4 La Scala Avenue, Maribyrnong Vic 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$525,000

### Median sale price

Median price \$550,000

Property Type Unit

Suburb Maribyrnong

Period - From 01/07/2023

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	417/7 Thomas Holmes St MARIBYRNONG 3032	\$555,000	23/08/2023
2	610/72 Wests Rd MARIBYRNONG 3032	\$519,000	23/08/2023
3	109/20 Pier La MARIBYRNONG 3032	\$512,000	16/10/2023

**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:

01/11/2023 13:49



Property Type:  
Agent Comments

Indicative Selling Price  
\$525,000  
Median Unit Price  
September quarter 2023: \$550,000

## Comparable Properties



417/7 Thomas Holmes St MARIBYRNONG  
3032 (REI)

Agent Comments



Price: \$555,000  
Method: Sold Before Auction  
Date: 23/08/2023  
Property Type: Apartment



610/72 Wests Rd MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$519,000  
Method: Private Sale  
Date: 23/08/2023  
Property Type: Apartment



109/20 Pier La MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$512,000  
Method: Sold Before Auction  
Date: 16/10/2023  
Property Type: Apartment

Account - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455