

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

513/88 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

\$820,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Nov 2022

to

31 Oct 2023

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

31 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$820,000	28-Jun-23
306/12 THOMAS HOLMES STREET MARIBYRNONG VIC 3032	\$820,000	28-Jun-23

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: 21 November 2023



**31 EDGEWATER BOULEVARD
MARIBYRNONG VIC 3032**

 2  2  -

Sold Price **\$820,000** Sold Date **28-Jun-23**

Distance **0.22km**



**306/12 THOMAS HOLMES STREET
MARIBYRNONG VIC 3032**

 2  2  2

Sold Price Sold Date **28-Jun-23**

Distance **0.22km**

RS = Recent sale UN = Undisclosed Sale

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