

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

311/88 La Scala Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$539,000

Median sale price

Median price

\$530,000

Property Type

Unit

Suburb

Maribyrnong

Period - From

01/07/2019

to

30/06/2020

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	112/55 Cumberland Dr MARIBYRNONG 3032	\$580,000	03/08/2020
2	406/60 Edgewater Blvd MARIBYRNONG 3032	\$530,000	26/06/2020
3	6/60 La Scala Av MARIBYRNONG 3032	\$480,000	10/09/2020

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:

01/10/2020 16:14

311/88 La Scala Avenue, Maribyrnong Vic 3032

Matt Klein
9317 6500
0499 50 33 66
matt@avionproperties.com.au



2 2 1

Rooms: 4
Property Type: Apartment
Land Size: 93 sqm approx
Agent Comments

Indicative Selling Price
\$539,000
Median Unit Price
Year ending June 2020: \$530,000

Comparable Properties



112/55 Cumberland Dr MARIBYRNONG 3032 (REI) **Agent Comments**

2 1 1

Price: \$580,000
Method: Private Sale
Date: 03/08/2020
Rooms: 3
Property Type: Flat/Unit/Apartment (Res)

406/60 Edgewater Blvd MARIBYRNONG 3032 (REI) **Agent Comments**

2 2 1

Price: \$530,000
Method: Private Sale
Date: 26/06/2020
Rooms: 4
Property Type: Flat/Unit/Apartment (Res)



6/60 La Scala Av MARIBYRNONG 3032 (REI) **Agent Comments**

2 2 1

Price: \$480,000
Method: Private Sale
Date: 10/09/2020
Property Type: Apartment

Account - Avion Properties | P: 03 9317 6500



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.