

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$473,049

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Oct 2023

to

30 Sep 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

202/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$500,000	03-Jun-24
308/8 HORIZON DRIVE MARIBYRNONG VIC 3032	\$500,000	13-Mar-24
1/12 LEONARD CRESCENT ASCOT VALE VIC 3032	\$520,000	19-Aug-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: 10 October 2024



**202/45 EDGEWATER BOULEVARD  
MARIBYRNONG VIC 3032**

 2  2  1

Sold Price

**\$500,000**

Sold Date **03-Jun-24**

Distance **0.44km**



**308/8 HORIZON DRIVE  
MARIBYRNONG VIC 3032**

 2  2  1

Sold Price

Sold Date **13-Mar-24**

Distance **0.6km**



**1/12 LEONARD CRESCENT ASCOT  
VALE VIC 3032**

 2  2  1

Sold Price

**\$520,000**

Sold Date **19-Aug-24**

Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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