

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

116/54 La Scala Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$417,000

Median sale price

Median price

\$522,500

House

Unit

X

Suburb

Maribyrnong

Period - From

01/04/2019

to

30/06/2019

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	8/4 La Scala Av MARIBYRNONG 3032	\$420,000	24/01/2019
2	411/54 La Scala Av MARIBYRNONG 3032	\$415,000	21/03/2019
3	115/54 La Scala Av MARIBYRNONG 3032	\$410,000	08/07/2019

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.

116/54 La Scala Avenue, Maribyrnong Vic 3032

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



2 1 1

Rooms: 3
Property Type: Apartment
Land Size: 61.8 sqm approx
Agent Comments

Indicative Selling Price
\$417,000
Median Unit Price
June quarter 2019: \$522,500

Comparable Properties



8/4 La Scala Av MARIBYRNONG 3032 (REI)

Agent Comments

2 1 1

Price: \$420,000
Method: Private Sale
Date: 24/01/2019
Rooms: 3
Property Type: Flat/Unit/Apartment (Res)
Land Size: 59 sqm approx



411/54 La Scala Av MARIBYRNONG 3032 (REI) **Agent Comments**

2 1 1

Price: \$415,000
Method: Private Sale
Date: 21/03/2019
Rooms: 3
Property Type: Flat/Unit/Apartment (Res)
Land Size: 61.80 sqm approx



115/54 La Scala Av MARIBYRNONG 3032 (REI) **Agent Comments**

2 1 1

Price: \$410,000
Method: Private Sale
Date: 08/07/2019
Rooms: 3
Property Type: Flat/Unit/Apartment (Res)