

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

104/84 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Dec 2023

to

30 Nov 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

29/4 WESTS ROAD MARIBYRNONG VIC 3032	\$435,000	10-Dec-24
403/68 WESTS ROAD MARIBYRNONG VIC 3032	\$438,000	02-Oct-24
5/15 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$415,000	10-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: 12 December 2024



**29/4 WESTS ROAD
MARIBYRNONG VIC 3032**

2 2 1

Sold Price ^{RS} **\$435,000** Sold Date **10-Dec-24**

Distance **1.39km**

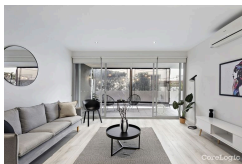


**403/68 WESTS ROAD
MARIBYRNONG VIC 3032**

2 2 1

Sold Price **\$438,000** Sold Date **02-Oct-24**

Distance **1.65km**



**5/15 EUCALYPTUS DRIVE
MAIDSTONE VIC 3012**

2 2 1

Sold Price **\$415,000** Sold Date **10-Aug-24**

Distance **1.88km**

RS = Recent sale

UN = Undisclosed Sale

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