

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

102/88 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

\$547,000

or range
between

&

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

306/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$544,050	30-Jul-23
409/60 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$550,000	08-Aug-23
1104/72 WESTS ROAD MARIBYRNONG VIC 3032	\$540,000	06-Nov-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: 17 November 2023


**306/45 EDGEWATER BOULEVARD
MARIBYRNONG VIC 3032**

Sold Price

\$544,050

Sold Date

30-Jul-23


2



2



1

Distance

0.27km

**409/60 EDGEWATER BOULEVARD
MARIBYRNONG VIC 3032**

Sold Price

\$550,000

Sold Date

08-Aug-23


2



2



1

Distance

0.33km

**1104/72 WESTS ROAD
MARIBYRNONG VIC 3032**

Sold Price

^{RS} **\$540,000** ^{UN}

Sold Date

06-Nov-23


2



2



1

Distance

1.7km
RS = Recent sale

UN = Undisclosed Sale

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