

## 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

212/2 LA SCALA AVENUE MARIBYRNONG VIC 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://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

\$500,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Mar 2024

to

28 Feb 2025

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

G05/54 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$425,000	18-Sep-24
105/54 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$442,500	25-Sep-24
402/8 HORIZON DRIVE MARIBYRNONG VIC 3032	\$440,000	20-Sep-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 March 2025


**G05/54 LA SCALA AVENUE  
MARIBYRNONG VIC 3032**

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 Sold Price **\$425,000** Sold Date **18-Sep-24**

 Distance **0km**

**105/54 LA SCALA AVENUE  
MARIBYRNONG VIC 3032**

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 Sold Price **\$442,500** Sold Date **25-Sep-24**

 Distance **0km**

**402/8 HORIZON DRIVE  
MARIBYRNONG VIC 3032**

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 Sold Price **\$440,000** Sold Date **20-Sep-24**

 Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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