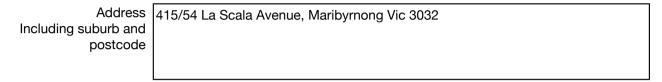
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale



Indicative selling price

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

Single price \$429,500

Median sale price

Median price	\$514,000	Hou	se	Unit	Х	Suburb	Maribyrnong
Period - From	01/01/2018	to	31/03/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	209/54 La Scala Av MARIBYRNONG 3032	\$435,000	02/05/2018
2	304/90 La Scala Av MARIBYRNONG 3032	\$430,000	04/01/2018
3	203/84 La Scala Av MARIBYRNONG 3032	\$415,000	08/05/2018

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.





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Property Type: Apartment Land Size: 61.8 sqm approx

Agent Comments

Nick Cartledge 9317 6500 0418580060 nick@avionproperties.com.au

> **Indicative Selling Price** \$429,500 **Median Unit Price**

March quarter 2018: \$514,000

Comparable Properties



209/54 La Scala Av MARIBYRNONG 3032 (REI) Agent Comments





Price: \$435.000 Method: Private Sale Date: 02/05/2018

Rooms: -

Property Type: Apartment



304/90 La Scala Av MARIBYRNONG 3032 (REI) Agent Comments

-2







Price: \$430,000 Method: Private Sale Date: 04/01/2018

Rooms: 6

Property Type: Apartment



203/84 La Scala Av MARIBYRNONG 3032 (REI) Agent Comments







Price: \$415,000 Method: Private Sale Date: 08/05/2018

Rooms: -

Property Type: Apartment

Account - Avion Properties | P: 03 9317 6500





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