

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

17 La Scala Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$1,450,000

Median sale price

Median price

\$1,330,000

Property Type

House

Suburb

Maribyrnong

Period - From

01/10/2021

to

31/12/2021

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	27 Sea Rush St MARIBYRNONG 3032	\$1,500,000	24/01/2022
2	10 Rippon St FOOTSCRAY 3011	\$1,450,000	28/02/2022
3	24 Myrtle Dr MAIDSTONE 3012	\$1,410,000	05/03/2022

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.~~

This Statement of Information was prepared on:

11/04/2022 15:58



Property Type:
Agent Comments

Indicative Selling Price
\$1,450,000

Median House Price
December quarter 2021: \$1,330,000

Comparable Properties



27 Sea Rush St MARIBYRNONG 3032 (REI)

Agent Comments

6 4 3

Price: \$1,500,000
Method: Private Sale
Date: 24/01/2022
Property Type: House



10 Rippon St FOOTSCRAY 3011 (REI)

Agent Comments

3 1 3

Price: \$1,450,000
Method: Sold Before Auction
Date: 28/02/2022
Property Type: House (Res)
Land Size: 470 sqm approx



24 Myrtle Dr MAIDSTONE 3012 (REI)

Agent Comments

4 2 2

Price: \$1,410,000
Method: Auction Sale
Date: 05/03/2022
Property Type: House (Res)
Land Size: 560 sqm approx

Account - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455