

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

306/2 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,030,000

Property type

House

Suburb

Maribyrnong

Period-from

01 Sep 2020

to

31 Aug 2021

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

510/88 La Scala Avenue Maribyrnong VIC 3032	\$700,000	29-Jun-21
308/55 Cumberland Drive Maribyrnong VIC 3032	\$710,000	24-Jun-21
1402/188 Ballarat Road Footscray VIC 3011	\$696,855	12-Apr-21

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: 15 September 2021

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**510/88 La Scala Avenue
Maribyrnong VIC 3032**

 2  2  1

Sold Price **\$700,000** Sold Date **29-Jun-21**

Distance **0.18km**



**308/55 Cumberland Drive
Maribyrnong VIC 3032**

 2  2  2

Sold Price **\$710,000** Sold Date **24-Jun-21**

Distance **0.92km**



**1402/188 Ballarat Road Footscray
VIC 3011**

 2  2  1

Sold Price **\$696,855** Sold Date **12-Apr-21**

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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