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

8/32 La Scala Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Single price | $399,000

Median sale price

Median price	$580,000	Property Type	Unit	Suburb	Maribyrnong
Period - From	01/01/2021	to	31/03/2021	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	301/84 La Scala Av MARIBYRNONG 3032	$422,500	17/12/2020
2	306/86 La Scala Av MARIBYRNONG 3032	$395,000	22/02/2021
3	306/86 La Scala Av MARIBYRNONG 3032	$395,000	22/02/2021

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: | 13/05/2021 12:54

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Property Type:

Agent Comments

Indicative Selling Price
$399,000
Median Unit Price
March quarter 2021: $580,000

Comparable Properties

301/84 La Scala Av MARIBYRNONG 3032 (REI)   Agent Comments

🛏 2   🛁 2   🚗 1

Price: $422,500
Method: Private Sale
Date: 17/12/2020
Rooms: 5
Property Type: Flat/Unit/Apartment (Res)

306/86 La Scala Av MARIBYRNONG 3032 (REI)   Agent Comments

🛏 1   🛁 1   🚗 1

Price: $395,000
Method: Private Sale
Date: 22/02/2021
Property Type: Apartment

306/86 La Scala Av MARIBYRNONG 3032 (REI)   Agent Comments

🛏 1   🛁 1   🚗 1

Price: $395,000
Method: Private Sale
Date: 22/02/2021
Property Type: Apartment