Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	24 La Scala Avenue, Maribyrnong Vic 3032
Including suburb and	
postcode	

Indicative selling price

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

Single price \$579,000

Median sale price

Median price	\$591,000	Pro	perty Type Un	it		Suburb	Maribyrnong
Period - From	01/10/2020	to	31/12/2020	So	urce	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

Aut	areas or comparable property	1 1100	Date of Sale
1	14/7 Fabian Ct MARIBYRNONG 3032	\$606,000	01/03/2021
2	8/7 Grandview Av MARIBYRNONG 3032	\$581,500	24/02/2021
3	20 La Scala Av MARIBYRNONG 3032	\$580,000	26/02/2021

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:	15/04/2021 13:49



Date of sale











Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price \$579,000 **Median Unit Price** December quarter 2020: \$591,000

Comparable Properties



14/7 Fabian Ct MARIBYRNONG 3032 (REI)





Price: \$606,000 Method: Sold Before Auction

Date: 01/03/2021

Rooms: 3

Property Type: Townhouse (Res) Land Size: 85 sqm approx

Agent Comments

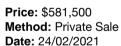








Agent Comments



Property Type: Townhouse (Single)



20 La Scala Av MARIBYRNONG 3032 (REI)

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Price: \$580,000 Method: Private Sale Date: 26/02/2021

Rooms: 4

Property Type: Townhouse (Res)

Agent Comments

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



