

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

5/2 La Scala Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$420,000

&

\$450,000

Median sale price

Median price \$520,000

House

Unit

X

Suburb Maribyrnong

Period - From 01/10/2017

to

31/12/2017

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	4/58 La Scala Av MARIBYRNONG 3032	\$450,000	16/01/2018
2	304/90 La Scala Av MARIBYRNONG 3032	\$430,000	04/01/2018
3	102/58 La Scala Av MARIBYRNONG 3032	\$415,000	26/09/2017

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.

5/2 La Scala Avenue, Maribyrnong Vic 3032

Matt Klein
9317 6500
0499 50 33 66
matt@avionproperties.com.au



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$420,000 - \$450,000
Median Unit Price
December quarter 2017: \$520,000

Comparable Properties



4/58 La Scala Av MARIBYRNONG 3032 (REI) **Agent Comments**



Price: \$450,000
Method: Private Sale
Date: 16/01/2018
Rooms: -
Property Type: Apartment



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



Price: \$430,000
Method: Private Sale
Date: 04/01/2018
Rooms: 6
Property Type: Apartment



102/58 La Scala Av MARIBYRNONG 3032 (REI) **Agent Comments**



Price: \$415,000
Method: Private Sale
Date: 26/09/2017
Rooms: -
Property Type: Apartment