# 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

216/54 La Scala Avenue, Maribyrnong Vic 3032

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.gc	v.au/	underquot	ting		
Range betweer	\$430,000		&		\$473,000			
Median sale p	rice							
Median price	\$522,000	Pro	operty Type	Unit			Suburb	Maribyrnong
Period - From	08/07/2020	to	07/07/2021		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.

Ad	dress of comparable property	Price	Date of sale
1	6/60 La Scala Av MARIBYRNONG 3032	\$480,000	10/09/2020
2	7/54 La Scala Av MARIBYRNONG 3032	\$452,500	14/06/2020
3	5/4 La Scala Av MARIBYRNONG 3032	\$460,000	24/01/2020

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:

08/07/2021 15:59



216/54 La Scala Avenue, Maribyrnong Vic 3032





Property Type: Agent Comments Indicative Selling Price \$430,000 - \$473,000 Median Unit Price 08/07/2020 - 07/07/2021: \$522,000

# **Comparable Properties**



6/60 La Scala Av MARIBYRNONG 3032 (REI) Agent Comments



Price: \$480,000 Method: Private Sale Date: 10/09/2020 Property Type: Apartment

7/54 La Scala Av MARIBYRNONG 3032 (REI) Agent (

Agent Comments



Price: \$452,500 Method: Private Sale Date: 14/06/2020 Rooms: 3 Property Type: Apartment



5/4 La Scala Av MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$460,000 Method: Private Sale Date: 24/01/2020 Rooms: 4 Property Type: Apartment

Account - Avion Properties | P: 03 9317 6500





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.