

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

1/4 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

\$320,000

&

\$352,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Feb 2019

to

31 Jan 2020

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

317/45 Edgewater Boulevard Maribyrnong VIC 3032	\$340,250	12-Dec-19
6/2 Horizon Drive Maribyrnong VIC 3032	\$330,000	15-Nov-18
709B/2 Wests Road Maribyrnong VIC 3032	\$300,000	10-Feb-20

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: 17 February 2020

 <p>317/45 EDGEWATER BOULEVARD, MARIBYRNONG</p>	317/45 Edgewater Boulevard Maribyrnong VIC 3032	Sold Price	\$340,250	Sold Date	12-Dec-19
				Distance	0.5km
					
	6/2 Horizon Drive Maribyrnong VIC 3032	Sold Price	\$330,000	Sold Date	15-Nov-18
				Distance	0.55km
					
 <p>upside</p>	709B/2 Wests Road Maribyrnong VIC 3032	Sold Price	\$300,000^{UN}	Sold Date	10-Feb-20
				Distance	1.19km
					

RS = Recent sale

UN = Undisclosed Sale

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