

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

401/86 La Scala Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$595,000

Median sale price

Median price

\$527,000

Property Type

Unit

Suburb

Maribyrnong

Period - From

01/04/2019

to

31/03/2020

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	503/60 Edgewater Blvd MARIBYRNONG 3032	\$710,000	07/05/2020
2	511/88 La Scala Av MARIBYRNONG 3032	\$650,000	24/04/2020
3	4/10 Horizon Dr MARIBYRNONG 3032	\$570,000	03/06/2020

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:

22/06/2020 13:42

401/86 La Scala Avenue, Maribyrnong Vic 3032

Nick Cartledge

9317 6500

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Indicative Selling Price

\$595,000

Median Unit Price

Year ending March 2020: \$527,000



 2  2  1

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 83 sqm approx

Agent Comments

Comparable Properties



503/60 Edgewater Blvd MARIBYRNONG 3032 (REI)

Agent Comments

 2  2  2

Price: \$710,000

Method: Private Sale

Date: 07/05/2020

Property Type: Apartment

511/88 La Scala Av MARIBYRNONG 3032 (REI)

Agent Comments

 2  2  1

Price: \$650,000

Method: Private Sale

Date: 24/04/2020

Rooms: 5

Property Type: Flat/Unit/Apartment (Res)



4/10 Horizon Dr MARIBYRNONG 3032 (REI)

Agent Comments

 2  2  2

Price: \$570,000

Method: Private Sale

Date: 03/06/2020

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.