

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

112/4 La Scala Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$498,000

Median sale price

Median price

\$530,000

Property Type

Unit

Suburb

Maribyrnong

Period - From

01/10/2019

to

31/12/2019

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	201/88 La Scala Av MARIBYRNONG 3032	\$520,000	11/12/2019
2	104/8 Horizon Dr MARIBYRNONG 3032	\$515,000	14/10/2019
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:

24/02/2020 15:30



Property Type:
Agent Comments

Indicative Selling Price
\$498,000

Median Unit Price
December quarter 2019: \$530,000

Comparable Properties

201/88 La Scala Av MARIBYRNONG 3032 (REI) Agent Comments



Price: \$520,000
Method: Private Sale
Date: 11/12/2019
Rooms: 4
Property Type: Flat/Unit/Apartment (Res)



104/8 Horizon Dr MARIBYRNONG 3032 (REI) Agent Comments



Price: \$515,000
Method: Private Sale
Date: 14/10/2019
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