

Statement of Information

Sections 47AF of the Estate Agents Act 1980

**304/2 La Scala Avenue,
MARIBYRNONG 3032**

Indicative selling price

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

**Range from \$420,000 -
\$462,000**

Median sale price

Median **House** for **MARIBYRNONG** for period **Dec 2016 - Jun 2017**
Sourced from **Pricefinder**.

\$450,000

Comparable property sales

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 the most comparable to the property for sale.

205/60 Edgewater Blvd , Price **\$556,000** Sold 19 June 2017
Maribyrnong 3032

302/60 Edgewater Blvd, Price **\$507,500** Sold 03 May 2017
Maribyrnong 3032

48 La Scala Avenue, Price **\$485,000** Sold 03 June 2017
Maribyrnong 3032

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



2 beds



1 baths



1 parking

Contact agents

 **Tony Errichiello**
Raine and Horne

03 9370 3333

0407 563 834

tony.errichiello@ascotvale.rh.com.au

Raine & Horne

Raine & Horne Ascot Vale

224 Union Road,
Ascot Vale VIC 3032