

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

102/88 La Scala Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$515,000

Median sale price

Median price

\$515,000

House

Unit

X

Suburb

Maribyrnong

Period - From

01/04/2018

to

31/03/2019

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	602/41-45 Edgewater Blvd MARIBYRNONG 3032	\$530,000	01/02/2019
2	608/41-45 Edgewater Blvd MARIBYRNONG 3032	\$525,000	03/04/2019
3	402/88 La Scala Av MARIBYRNONG 3032	\$525,000	01/05/2019

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.

102/88 La Scala Avenue, Maribyrnong Vic 3032

Matt Klein
9317 6500
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2 2 1

Rooms: 4

Property Type: Apartment

Land Size: 75 sqm approx

Agent Comments

Brand new 75m2 apartment with 45m2 balcony, 1 carspace and city views

Indicative Selling Price

\$515,000

Median Unit Price

Year ending March 2019: \$515,000

Comparable Properties



602/41-45 Edgewater Blvd MARIBYRNONG 3032 (REI)

Agent Comments

2 2 1

Price: \$530,000

Method: Private Sale

Date: 01/02/2019

Rooms: 4

Property Type: Flat/Unit/Apartment (Res)

Land Size: 83 sqm approx



608/41-45 Edgewater Blvd MARIBYRNONG 3032 (REI)

Agent Comments

2 2 1

Price: \$525,000

Method: Private Sale

Date: 03/04/2019

Rooms: 5

Property Type: Apartment

402/88 La Scala Av MARIBYRNONG 3032 (REI) **Agent Comments**

2 2 1

Price: \$525,000

Method: Private Sale

Date: 01/05/2019

Rooms: 4

Property Type: Flat/Unit/Apartment (Res)

Land Size: 752 sqm approx