Date of sale

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

| Address | 102/88 La Scala Avenue, Maribyrnong Vic 3032 |
|----------------------|--|
| Including suburb and | , - |
| postcode | |
| | |
| | |

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 | Hou | ıse | Unit | х | Suburb | Maribyrnong |
|---------------|------------|-----|------------|------|--------|--------|-------------|
| Period - From | 01/04/2018 | to | 31/03/2019 | | Source | REIV | |

Comparable property sales (*Delete A or B below as applicable)

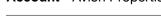
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address | Ωf | compa | rahla | nroperty |
|----------|-----|---------|-------|----------|
| Auul 655 | OI. | CUIIIDa | ıavıe | DIODELLA |

| 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.





Matt Klein 9317 6500 0499 50 33 66 matt@avionproperties.com.au

Indicative Selling Price \$515,000 Median Unit Price

Year ending March 2019: \$515,000

Property Type: Apartment **Land Size:** 75 sqm approx

Agent Comments

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



Comparable Properties



602/41-45 Edgewater Blvd MARIBYRNONG

3032 (REI)

•== 2

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

Agent Comments

608/41-45 Edgewater Blvd MARIBYRNONG

3032 (REI)

2



(2) 1

Price: \$525,000 Method: Private Sale Date: 03/04/2019

Rooms: 5

Property Type: Apartment

Agent Comments

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

1 2



Price: \$525,000 Method: Private Sale Date: 01/05/2019 Rooms: 4

Property Type: Flat/Unit/Apartment (Res)

Land Size: 752 sqm approx

Account - Avion Properties | P: 03 9317 6500





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