

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

212/2 LA SCALA AVENUE MARIBYRNONG VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$473,049

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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 6 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

| | | |
|---|-----------|-----------|
| 306/84 LA SCALA AVENUE MARIBYRNONG VIC 3032 | \$456,000 | 21-Oct-23 |
| 302/7 THOMAS HOLMES STREET MARIBYRNONG VIC 3032 | \$455,000 | 29-Feb-24 |
| 6/204 BALLARAT ROAD FOOTSCRAY VIC 3011 | \$460,000 | 11-Dec-23 |

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 6 months.~~

This Statement of Information was prepared on: 06 November 2024

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|--|--|--|--------------------------------------|
|  <p>APARTMENT 206, 208, 209 8/84 LA SCALA AVENUE MARIBYRNONG VIC 3032</p> | <p>306/84 LA SCALA AVENUE MARIBYRNONG VIC 3032</p> <p>  2  2  1 </p> | <p>Sold Price \$456,000</p> <p>Distance 0.21km</p> | <p>Sold Date 21-Oct-23</p> |
|  | <p>302/7 THOMAS HOLMES STREET MARIBYRNONG VIC 3032</p> <p>  2  2  1 </p> | <p>Sold Price \$455,000</p> <p>Distance 0.35km</p> | <p>Sold Date 29-Feb-24</p> |
|  | <p>6/204 BALLARAT ROAD FOOTSCRAY VIC 3011</p> <p>  2  1  1 </p> | <p>Sold Price \$460,000</p> <p>Distance 1.18km</p> | <p>Sold Date 11-Dec-23</p> |

RS = Recent sale

UN = Undisclosed Sale

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