

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

406/90 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,500

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Mar 2024

to

28 Feb 2025

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

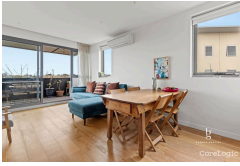
Date of sale

207/11 HORIZON DRIVE MARIBYRNONG VIC 3032	\$480,000	14-Oct-24
114/64 WESTS ROAD MARIBYRNONG VIC 3032	\$450,000	23-Sep-24
402/8 HORIZON DRIVE MARIBYRNONG VIC 3032	\$440,000	20-Sep-24

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: 03 March 2025



**207/11 HORIZON DRIVE
MARIBYRNONG VIC 3032**

 2  2  -

Sold Price **\$480,000** Sold Date **14-Oct-24**

Distance **0.82km**



**114/64 WESTS ROAD
MARIBYRNONG VIC 3032**

 2  2  1

Sold Price **\$450,000** Sold Date **23-Sep-24**

Distance **1.63km**



**402/8 HORIZON DRIVE
MARIBYRNONG VIC 3032**

 2  2  -

Sold Price **\$440,000** Sold Date **20-Sep-24**

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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