

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

209/32 La Scala Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$369,000

Median sale price

Median price

\$500,000

Property Type

Unit

Suburb

Maribyrnong

Period - From

28/04/2023

to

27/04/2024

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	215/54 La Scala Av MARIBYRNONG 3032	\$400,000	27/02/2024
2	104/58 La Scala Av MARIBYRNONG 3032	\$383,000	07/02/2024
3	3/4 Navigator St MARIBYRNONG 3032	\$380,000	03/04/2024

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.~~

This Statement of Information was prepared on:

28/04/2024 15:18



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$369,000

Median Unit Price

28/04/2023 - 27/04/2024: \$500,000

Comparable Properties



215/54 La Scala Av MARIBYRNONG 3032 (REI) Agent Comments

2 1 1

Price: \$400,000

Method: Auction Sale

Date: 27/02/2024

Property Type: Apartment

Land Size: 74 sqm approx



104/58 La Scala Av MARIBYRNONG 3032 (REI) Agent Comments

2 1 1

Price: \$383,000

Method: Private Sale

Date: 07/02/2024

Rooms: 3

Property Type: Apartment



3/4 Navigator St MARIBYRNONG 3032 (REI) Agent Comments

2 1 1

Price: \$380,000

Method: Private Sale

Date: 03/04/2024

Property Type: Apartment

Account - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455