

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

301/2 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,500

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Feb 2024

to

31 Jan 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

105/8 HORIZON DRIVE MARIBYRNONG VIC 3032	\$515,000	21-Nov-24
201/12 THOMAS HOLMES STREET MARIBYRNONG VIC 3032	\$510,000	19-Nov-24
105/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$505,000	25-Oct-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: 25 February 2025



**105/8 HORIZON DRIVE
MARIBYRNONG VIC 3032**

2 2 1

Sold Price **\$515,000** Sold Date **21-Nov-24**

Distance **0.61km**



**201/12 THOMAS HOLMES STREET
MARIBYRNONG VIC 3032**

2 2 1

Sold Price ^{RS} **\$510,000** Sold Date **19-Nov-24**

Distance **0.42km**



**105/45 EDGEWATER BOULEVARD
MARIBYRNONG VIC 3032**

2 2 1

Sold Price **\$505,000** Sold Date **25-Oct-24**

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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