

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

307/2 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

\$479,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$456,000

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

317/7 THOMAS HOLMES STREET MARIBYRNONG VIC 3032	\$470,000	25-Jun-24
39 CAVALRY CIRCUIT MARIBYRNONG VIC 3032	\$470,000	17-Sep-24
7/270 MARIBYRNONG ROAD MOONEE PONDS VIC 3039	\$460,000	01-Nov-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: 11 November 2024



**317/7 THOMAS HOLMES STREET
MARIBYRNONG VIC 3032**

2 2 1

Sold Price **\$470,000** Sold Date **25-Jun-24**

Distance **0.34km**



**39 CAVALRY CIRCUIT
MARIBYRNONG VIC 3032**

2 2 1

Sold Price Sold Date **17-Sep-24**

Distance **1.32km**



**7/270 MARIBYRNONG ROAD
MOONEE PONDS VIC 3039**

2 1 1

Sold Price ^{RS} **\$460,000** Sold Date **01-Nov-24**

Distance **1.53km**

RS = Recent sale UN = Undisclosed Sale

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