

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 208/54 La Scala Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$445,000 & \$465,000

Median sale price

Median price \$495,000 House Unit X Suburb Maribyrnong

Period - From 01/10/2016 to 30/09/2017 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	G13/54 la scala Av MARIBYRNONG 3032	\$467,500	23/10/2017
2	304/2 La Scala Av MARIBYRNONG 3032	\$460,000	02/09/2017
3	115/7 Thomas Holmes St MARIBYRNONG 3032	\$445,000	31/08/2017

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.



2
 1
 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$445,000 - \$465,000

Median Unit Price

Year ending September 2017: \$495,000

Comparable Properties



G13/54 la scala Av MARIBYRNONG 3032 (REI) **Agent Comments**

2
 2
 -

Price: \$467,500

Method: Private Sale

Date: 23/10/2017

Rooms: -

Property Type: Apartment



304/2 La Scala Av MARIBYRNONG 3032 (REI) **Agent Comments**

2
 1
 1

Price: \$460,000

Method: Auction Sale

Date: 02/09/2017

Rooms: 3

Property Type: Apartment

115/7 Thomas Holmes St MARIBYRNONG 3032 (REI)

Agent Comments

2
 1
 1

Price: \$445,000

Method: Private Sale

Date: 31/08/2017

Rooms: 4

Property Type: Flat/Unit/Apartment (Res)