

# 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

401/54 La Scala Avenue, Maribyrnong Vic 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$320,000 & \$350,000

### Median sale price

Median price \$530,000 Property Type Unit Suburb Maribyrnong

Period - From 01/10/2019 to 31/12/2019 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	12/17 Eucalyptus Dr MAIDSTONE 3032	\$350,000	07/12/2019
2	8/42 Eucalyptus Dr MAIDSTONE 3012	\$332,500	14/12/2019
3	110/7 Thomas Holmes St MARIBYRNONG 3032	\$325,000	28/02/2020

**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:

02/04/2020 15:22

401/54 La Scala Avenue, Maribyrnong Vic 3032

myagent  
real estate

Adriano Persichetti

03 9633 7111

0402 055 437

adriano@myagentre.com.au

**Indicative Selling Price**

\$320,000 - \$350,000

**Median Unit Price**

December quarter 2019: \$530,000



1 1 1

**Property Type:** Strata  
Unit/Apartment

Agent Comments

## Comparable Properties



**12/17 Eucalyptus Dr MAIDSTONE 3032 (VG)**

Agent Comments

1 - -

**Price:** \$350,000

**Method:** Sale

**Date:** 07/12/2019

**Property Type:** Flat/Unit/Apartment (Res)

**8/42 Eucalyptus Dr MAIDSTONE 3012 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$332,500

**Method:** Auction Sale

**Date:** 14/12/2019

**Property Type:** Apartment



**110/7 Thomas Holmes St MARIBYRNONG 3032 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$325,000

**Method:** Private Sale

**Date:** 28/02/2020

**Rooms:** 2

**Property Type:** Apartment

Account - My Agent Real Estate | P: 03 9633 7111 | F: 03 9663 4067



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.