Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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	401/54 La Scala Avenue, Maribyrnong Vic 3032
Including suburb and	
postcode	

Indicative selling price

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

Range between \$320,000	&	\$350,000
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Median sale price

Median price	\$530,000	Pro	perty 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

Aut	areas or comparable property	1 1100	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



Date of sale



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Indicative Selling Price \$320,000 - \$350,000 **Median Unit Price** December quarter 2019: \$530,000



Property Type: Strata Unit/Apartment **Agent Comments**

Comparable Properties



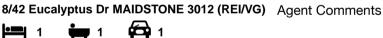
12/17 Eucalyptus Dr MAIDSTONE 3032 (VG)

Price: \$350.000 Method: Sale Date: 07/12/2019

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Agent Comments



Price: \$332,500 Method: Auction Sale Date: 14/12/2019

Property Type: Apartment



110/7 Thomas Holmes St MARIBYRNONG

3032 (REI/VG)

Price: \$325,000 Method: Private Sale Date: 28/02/2020 Rooms: 2

Property Type: Apartment

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