### 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

14f/54 La Scala Avenue, Maribyrnong Vic 3032

#### Indicative selling price

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For the	meaning	of this	price s	see cons	umer.vic.	.dov.au/	undera	uotina
		••••••	p				a	

Single price \$445,000

#### Median sale price

Median price	\$515,000	Pro	operty Type Unit	:	Suburb	Maribyrnong
Period - From	01/01/2024	to	31/12/2024	Sourc	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	303/84 La Scala Av MARIBYRNONG 3032	\$425,000	23/01/2025
2	19/46 Eucalyptus Dr MAIDSTONE 3012	\$425,000	21/01/2025
3			

OR

**B**<sup>\*</sup> 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:

02/04/2025 13:15



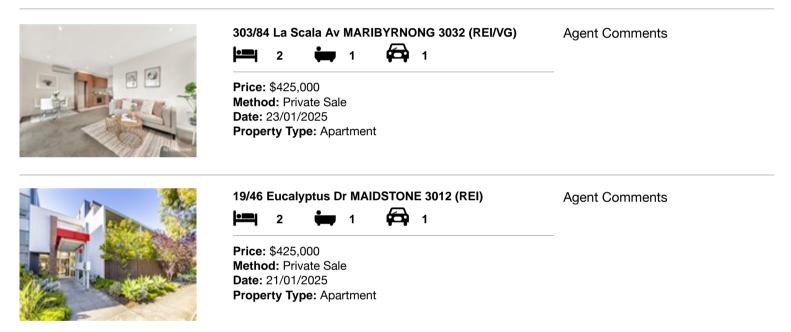
## WHIJEFOX

Joseph Falso 0401 836 149 joseph@whitefoxrealestate.com.au



**Property Type:** Agent Comments Indicative Selling Price \$445,000 Median Unit Price Year ending December 2024: \$515,000

# **Comparable Properties**



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.

#### Account - Whitefox Real Estate | P: 96459699



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