

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

3/54 La Scala Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$410,000

Median sale price

Median price

\$522,500

Property Type

Unit

Suburb

Maribyrnong

Period - From

01/04/2019

to

30/06/2019

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	411/54 La Scala Av MARIBYRNONG 3032	\$415,000	21/03/2019
2	116/54 La Scala Av MARIBYRNONG 3032	\$410,000	04/09/2019
3	115/54 La Scala Av MARIBYRNONG 3032	\$410,000	08/07/2019

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:

15/10/2019 12:10

3/54 La Scala Avenue, Maribyrnong Vic 3032

Nick Cartledge
9317 6500
0418580060
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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$410,000

Median Unit Price
June quarter 2019: \$522,500

Comparable Properties



411/54 La Scala Av MARIBYRNONG 3032 (REI) **Agent Comments**

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Price: \$415,000
Method: Private Sale
Date: 21/03/2019
Rooms: 3
Property Type: Flat/Unit/Apartment (Res)
Land Size: 61.80 sqm approx

116/54 La Scala Av MARIBYRNONG 3032 (REI) **Agent Comments**

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Price: \$410,000
Method: Private Sale
Date: 04/09/2019
Rooms: 4
Property Type: Flat/Unit/Apartment (Res)



115/54 La Scala Av MARIBYRNONG 3032 (REI) **Agent Comments**

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Price: \$410,000
Method: Private Sale
Date: 08/07/2019
Rooms: 3
Property Type: Flat/Unit/Apartment (Res)

Account - Avion Properties | P: 03 9317 6500



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.