

## 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

213/88 LA SCALA AVENUE MARIBYRNONG VIC 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$475,000

&

\$522,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

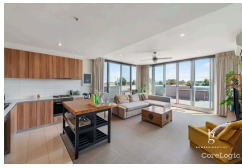
Date of sale

301/2 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$495,000	24-Feb-25
307/2 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$483,000	29-Nov-24
105/8 HORIZON DRIVE MARIBYRNONG VIC 3032	\$515,000	21-Nov-24

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 6 months.~~

This Statement of Information was prepared on: 19 March 2025


**301/2 LA SCALA AVENUE  
MARIBYRNONG VIC 3032**

2 2 1

Sold Price

RS

**\$495,000**

Sold Date

**24-Feb-25**

Distance

**0.2km**

**307/2 LA SCALA AVENUE  
MARIBYRNONG VIC 3032**

2 2 -

Sold Price

**\$483,000**

Sold Date

**29-Nov-24**

Distance

**0.2km**

**105/8 HORIZON DRIVE  
MARIBYRNONG VIC 3032**

2 2 1

Sold Price

**\$515,000**

Sold Date

**21-Nov-24**

Distance

**0.82km**

RS = Recent sale

UN = Undisclosed Sale

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