

# 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

201/88 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)

Single price

\$529,000

### 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 | 413/88 La Scala Av MARIBYRNONG 3032 | \$550,000 | 25/07/2019   |
| 2 | 104/20 Pier La MARIBYRNONG 3032     | \$525,000 | 31/07/2019   |
| 3 | 402/88 Lascala Av MARIBYRNONG 3032  | \$525,000 | 01/05/2019   |

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:

18/09/2019 14:37

201/88 La Scala Avenue, Maribyrnong Vic 3032

Nick Cartledge  
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 2  2  1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$529,000

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

## Comparable Properties

413/88 La Scala Av MARIBYRNONG 3032 (REI) **Agent Comments**

 2  2  1

**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 25/07/2019  
**Rooms:** 4  
**Property Type:** Flat/Unit/Apartment (Res)  
**Land Size:** 100 sqm approx



104/20 Pier La MARIBYRNONG 3032 (REI) **Agent Comments**

 2  2  1

**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 31/07/2019  
**Rooms:** 4  
**Property Type:** Apartment

402/88 Lascala Av MARIBYRNONG 3032 (REI) **Agent Comments**

 2  2  1

**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 01/05/2019  
**Rooms:** 4  
**Property Type:** Flat/Unit/Apartment (Res)  
**Land Size:** 752 sqm approx

**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.