

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

213/2 LA SCALA AVENUE MARIBYRNONG VIC 3032

Indicative selling price

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

Single Price

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,500

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Feb 2024

to

31 Jan 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

Address of comparable property	Price	Date of sale
2/127 RALEIGH ROAD MARIBYRNONG VIC 3032	\$555,000	30-Aug-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: 25 February 2025

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**2/127 RALEIGH ROAD
MARIBYRNONG VIC 3032**

 2  1  1

Sold Price

\$555,000

Sold Date **30-Aug-24**

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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