

## 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

307/2 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$605,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$499,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Apr 2023

to

31 Mar 2024

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

312/20 PIER LANE MARIBYRNONG VIC 3032	\$595,000	23-Dec-23
204/20 PIER LANE MARIBYRNONG VIC 3032	\$558,000	10-Feb-24
518/188 BALLARAT ROAD FOOTSCRAY VIC 3011	\$560,000	15-Nov-23

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: 09 April 2024



**312/20 PIER LANE MARIBYRNONG  
VIC 3032**

2 2 1

Sold Price

**\$595,000**

Sold Date **23-Dec-23**

Distance **0.75km**



**204/20 PIER LANE MARIBYRNONG  
VIC 3032**

2 2 1

Sold Price

<sup>RS</sup> **\$558,000**

Sold Date **10-Feb-24**

Distance **0.77km**



**518/188 BALLARAT ROAD  
FOOTSCRAY VIC 3011**

2 2 1

Sold Price

**\$560,000**

Sold Date **15-Nov-23**

Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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