

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

201/58 La Scala Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$539,000

Median sale price

Median price

\$521,200

Property Type

Unit

Suburb

Maribyrnong

Period - From

23/03/2020

to

22/03/2021

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	304/20 Pier La MARIBYRNONG 3032	\$551,500	12/11/2020
2	309/60 Edgewater Blvd MARIBYRNONG 3032	\$530,000	26/02/2021
3	205/68 Wests Rd MARIBYRNONG 3032	\$530,000	04/01/2021

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:

23/03/2021 10:10



2
 2
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$539,000

Median Unit Price

23/03/2020 - 22/03/2021: \$521,200

Comparable Properties



304/20 Pier La MARIBYRNONG 3032 (REI)

Agent Comments

2
 2
 1

Price: \$551,500

Method: Private Sale

Date: 12/11/2020

Property Type: Apartment

309/60 Edgewater Blvd MARIBYRNONG 3032 (REI)

Agent Comments

2
 2
 1

Price: \$530,000

Method: Private Sale

Date: 26/02/2021

Rooms: 6

Property Type: Flat/Unit/Apartment (Res)

Land Size: 83 sqm approx



205/68 Wests Rd MARIBYRNONG 3032 (REI)

Agent Comments

2
 2
 2

Price: \$530,000

Method: Private Sale

Date: 04/01/2021

Property Type: Apartment