

# 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

36 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)

Range between \$730,000 & \$780,000

### Median sale price

Median price \$995,000 Property Type House Suburb Maribyrnong

Period - From 10/01/2020 to 09/01/2021 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	11/56 La Scala Av MARIBYRNONG 3032	\$880,000	09/12/2020
2	110/20 Pier La MARIBYRNONG 3032	\$840,000	07/12/2020
3	5/2 Edmund St MAIDSTONE 3012	\$760,000	12/11/2020

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:

10/01/2021 17:53

36 La Scala Avenue, Maribyrnong Vic 3032

Matt Klein  
9317 6500  
0499 50 33 66  
matt@avionproperties.com.au



4 2 2

**Rooms:** 6  
**Property Type:** Townhouse  
**Land Size:** 121 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$730,000 - \$780,000  
**Median House Price**  
10/01/2020 - 09/01/2021: \$995,000

## Comparable Properties



**11/56 La Scala Av MARIBYRNONG 3032 (REI)** **Agent Comments**

3 3 2

**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 09/12/2020  
**Property Type:** Townhouse (Single)



**5/2 Edmund St MAIDSTONE 3012 (REI)** **Agent Comments**

3 2 2

**Price:** \$760,000  
**Method:** Auction Sale  
**Date:** 12/11/2020  
**Property Type:** Townhouse (Res)

**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.