# 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

512/88 La Scala Avenue, Maribyrnong Vic 3032

## Indicative selling price

	For the meaning of this	price see consumer.	.vic.gov.au/underquoting	
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Single price \$785,000

#### Median sale price

Median price	\$527,000	Pro	operty Type Unit	:	Suburb	Maribyrnong
Period - From	01/04/2019	to	31/03/2020	Sour	rce 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 sixmonths 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		
2		
3		

#### OR

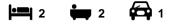
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

07/05/2020 09:44







Rooms: 6 Property Type: Apartment Land Size: 107 sqm approx Agent Comments Brand new top floor double story apartment Nick Cartledge 9317 6500 0418580060 nick@avionproperties.com.au

Indicative Selling Price \$785,000 Median Unit Price Year ending March 2020: \$527,000

# **Comparable Properties**

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.

Account - Avion Properties | P: 03 9317 6500

