

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 307/80 La Scala Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Single price \$379,000

Median sale price

Median price \$474,250 House Unit X Suburb Maribyrnong

Period - From 01/10/2018 to 31/12/2018 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	301/41-45 Edgewater Blvd MARIBYRNONG 3032	\$370,000	24/10/2018
2	306/68 Wests Rd MARIBYRNONG 3032	\$335,000	27/11/2018
3	6/2 Horizon Dr MARIBYRNONG 3032	\$330,000	19/11/2018

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.



1
 1
 1

Rooms:
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$379,000

Median Unit Price
 December quarter 2018: \$474,250

Comparable Properties

301/41-45 Edgewater Blvd MARIBYRNONG 3032 (REI/VG)

Agent Comments

1
 1
 1

Price: \$370,000
Method: Private Sale
Date: 24/10/2018
Rooms: 2
Property Type: Flat/Unit/Apartment (Res)



306/68 Wests Rd MARIBYRNONG 3032 (REI/VG)

Agent Comments

1
 1
 1

Price: \$335,000
Method: Private Sale
Date: 27/11/2018
Rooms: 3
Property Type: Apartment



6/2 Horizon Dr MARIBYRNONG 3032 (REI/VG)

Agent Comments

1
 1
 1

Price: \$330,000
Method: Sold Before Auction
Date: 19/11/2018
Rooms: 3
Property Type: Apartment