

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

116/54 La Scala Avenue Maribyrnong VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$415,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Sep 2020

to

31 Aug 2021

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

302/2 La Scala Avenue Maribyrnong VIC 3032	\$465,500	07-Oct-20
302/84 La Scala Avenue Maribyrnong VIC 3032	\$415,000	01-Sep-21
21/2 Horizon Drive Maribyrnong VIC 3032	\$415,000	15-Jun-21

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: 29 September 2021



302/2 La Scala Avenue Maribyrnong VIC 3032

2 1 1

Sold Price **\$465,500** Sold Date **07-Oct-20**

Distance -



302/84 La Scala Avenue Maribyrnong VIC 3032

2 1 1

Sold Price ^{RS} **\$415,000** Sold Date **01-Sep-21**

Distance **0.18km**



21/2 Horizon Drive Maribyrnong VIC 3032

2 1 1

Sold Price **\$415,000** Sold Date **15-Jun-21**

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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