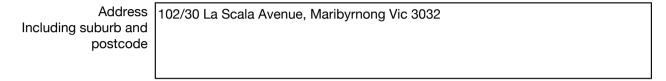
# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

### Property offered for sale



## Indicative selling price

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

Single price \$410,000

#### Median sale price

Median price	\$520,000	Hou	Ise	Unit	Х	Suburb	Maribyrnong
Period - From	01/10/2017	to	31/12/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	304/90 La Scala Av MARIBYRNONG 3032	\$430,000	04/01/2018
2	5/2 La Scala Av MARIBYRNONG 3032	\$425,000	16/02/2018
3	102/58 La Scala Av MARIBYRNONG 3032	\$415,000	26/09/2017

#### 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.









Agent Comments

Rooms: Property Type: Apartment

Nick Cartledge 9317 6500 0418580060 nick@avionproperties.com.au

Indicative Selling Price \$410,000 Median Unit Price December quarter 2017: \$520,000

# Comparable Properties



304/90 La Scala Av MARIBYRNONG 3032 (REI) Agent Comments

**=**| 2 **=**| 2 **=**| 1

**Price:** \$430,000 **Method:** Private Sale **Date:** 04/01/2018

Rooms: 6

Property Type: Apartment

5/2 La Scala Av MARIBYRNONG 3032 (REI)

**□** 2 **□** 1 **□** 

Price: \$425,000 Method: Private Sale Date: 16/02/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

102/58 La Scala Av MARIBYRNONG 3032 (REI) Agent Comments

**—** 

**Price:** \$415,000 **Method:** Private Sale **Date:** 26/09/2017

Rooms: -

Property Type: Apartment

Account - Avion Properties | P: 03 9317 6500





Generated: 15/03/2018 12:42

Agent Comments