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

10/2 La Scala Avenue, Maribyrnong Vic 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$470,000	&	\$515,000				
Median sale price							
Median price	\$514,000 H	louse Un	it X	Suburb Maribyrnong			
Period - From	01/01/2018 to	31/03/2018	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.

Ado	dress of comparable property	Price	Date of sale
1	110/41-45 Edgewater Blvd MARIBYRNONG 3032	\$530,000	01/05/2018
2	201/60 Edgewater Blvd MARIBYRNONG 3032	\$485,000	03/04/2018
3	13/2 La Scala Av MARIBYRNONG 3032	\$476,000	01/05/2018

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.

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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.



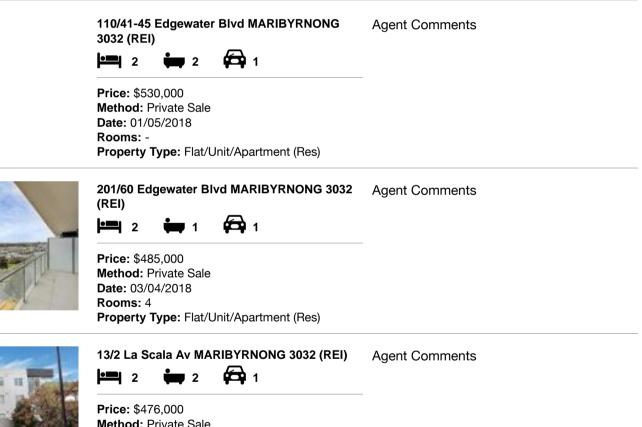


Rooms: Property Type: Apartment Agent Comments 2 bedroom, 2 bathroom court Philip Osmond 93176500 0418307846 phil@avionproperties.com.au

Indicative Selling Price \$470,000 - \$515,000 Median Unit Price March quarter 2018: \$514,000

2 bedroom, 2 bathroom courtyard apartment with 1 carspace and storage cage.

Comparable Properties



Method: Private Sale Date: 01/05/2018 Rooms: -Property Type: Apartment

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