

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

46 La Scala Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$599,000

Median sale price

Median price

\$682,500

Property Type

Townhouse

Suburb

Maribyrnong

Period - From

08/12/2020

to

07/12/2021

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.

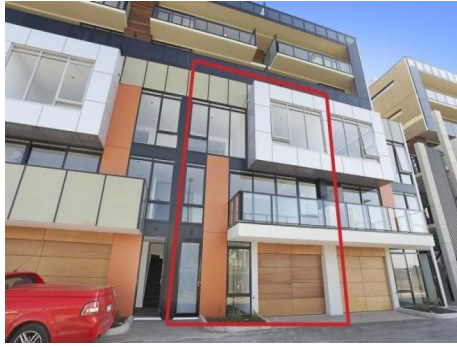
	Address of comparable property	Price	Date of sale
1	3/41 Wattle Rd MAIDSTONE 3012	\$605,000	10/07/2021
2	3 Alloy La MAIDSTONE 3012	\$600,000	11/11/2021
3	4/127 Raleigh Rd MARIBYRNONG 3032	\$600,000	09/09/2021

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:

08/12/2021 13:19



2 2 1

Rooms: 5
Property Type: Unit
Agent Comments

Indicative Selling Price
\$599,000

Median Townhouse Price
08/12/2020 - 07/12/2021: \$682,500

Comparable Properties



3/41 Wattle Rd MAIDSTONE 3012 (REI)

Agent Comments

2 2 1

Price: \$605,000
Method: Auction Sale
Date: 10/07/2021
Property Type: Townhouse (Res)

3 Alloy La MAIDSTONE 3012 (REI)

Agent Comments

3 2 1

Price: \$600,000
Method: Sold Before Auction
Date: 11/11/2021
Property Type: Townhouse (Res)



4/127 Raleigh Rd MARIBYRNONG 3032 (REI)

Agent Comments

2 1 1

Price: \$600,000
Method: Private Sale
Date: 09/09/2021
Property Type: Townhouse (Res)