

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

8/45 La Scala Avenue, Maribyrnong Vic 3032

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$380,000

&

\$410,000

Median sale price

Median price \$514,000

House

Unit

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.

	Address of comparable property	Price	Date of sale
1	7/46 Eucalyptus Dr MAIDSTONE 3012	\$405,000	21/05/2018
2	205/77 Village Way MARIBYRNONG 3032	\$400,000	12/05/2018
3	6/10 Newstead St MARIBYRNONG 3032	\$390,000	09/06/2018

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.