

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

201/84 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Jan 2023

to

31 Dec 2023

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

306/84 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$456,000	21-Oct-23
206/90 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$450,000	02-Nov-23
203/334 GORDON STREET MARIBYRNONG VIC 3032	\$415,000	04-Nov-23

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: 18 January 2024

	<p>306/84 LA SCALA AVENUE MARIBYRNONG VIC 3032</p> <p>  2  2  1 </p>	<p>Sold Price \$456,000 Sold Date 21-Oct-23</p> <p>Distance 0.03km</p>
	<p>206/90 LA SCALA AVENUE MARIBYRNONG VIC 3032</p> <p>  2  2  1 </p>	<p>Sold Price \$450,000 Sold Date 02-Nov-23</p> <p>Distance 0.05km</p>
	<p>203/334 GORDON STREET MARIBYRNONG VIC 3032</p> <p>  2  2  - </p>	<p>Sold Price \$415,000 Sold Date 04-Nov-23</p> <p>Distance 0.21km</p>

RS = Recent sale

UN = Undisclosed Sale

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