

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

106/88 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

\$325,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Apr 2024

to

31 Mar 2025

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

215/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$350,000	21-Dec-24
202/44 SKYLINE DRIVE MARIBYRNONG VIC 3032	\$345,000	14-Nov-24
911B/2 WESTS ROAD MARIBYRNONG VIC 3032	\$310,000	24-Jan-25

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: 10 April 2025


**215/45 EDGEWATER BOULEVARD
MARIBYRNONG VIC 3032**

1 1 1

Sold Price

\$350,000

Sold Date

21-Dec-24

Distance

0.22km

**202/44 SKYLINE DRIVE
MARIBYRNONG VIC 3032**

1 1 1

Sold Price

\$345,000

Sold Date

14-Nov-24

Distance

0.33km

**911B/2 WESTS ROAD
MARIBYRNONG VIC 3032**

1 1 1

Sold Price

\$310,000

Sold Date

24-Jan-25

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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