

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

202/86 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

\$480,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Mar 2024

to

28 Feb 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

102/88 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$528,000	16-Dec-23
103/88 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$535,000	12-Dec-23
201/12 THOMAS HOLMES STREET MARIBYRNONG VIC 3032	\$510,000	19-Nov-24

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: 17 March 2025

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**102/88 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

 2  2  1

Sold Price **\$528,000** Sold Date **16-Dec-23**

Distance **0km**



**103/88 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

 2  2  1

Sold Price **\$535,000** Sold Date **12-Dec-23**

Distance **0km**



**201/12 THOMAS HOLMES STREET
MARIBYRNONG VIC 3032**

 2  2  1

Sold Price **\$510,000** Sold Date **19-Nov-24**

Distance **0.22km**

RS = Recent sale **UN** = Undisclosed Sale

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