

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

213/88 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

\$475,000

&

\$522,500

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

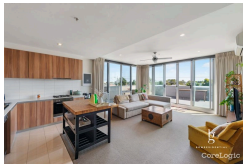
Date of sale

301/2 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$495,000	24-Feb-25
307/2 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$483,000	29-Nov-24
105/8 HORIZON DRIVE MARIBYRNONG VIC 3032	\$515,000	21-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: 19 March 2025


**301/2 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

2 2 1

Sold Price

RS

\$495,000

Sold Date

24-Feb-25

Distance

0.2km

**307/2 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

2 2 -

Sold Price

\$483,000

Sold Date

29-Nov-24

Distance

0.2km

**105/8 HORIZON DRIVE
MARIBYRNONG VIC 3032**

2 2 1

Sold Price

\$515,000

Sold Date

21-Nov-24

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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