

## 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 102/30 La Scala Avenue, Maribyrnong Vic 3032

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$410,000

## Median sale price

Median price \$520,000

House

Unit

X

Suburb

Maribyrnong

Period - From 01/10/2017

to

31/12/2017

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	304/90 La Scala Av MARIBYRNONG 3032	\$430,000	04/01/2018
2	5/2 La Scala Av MARIBYRNONG 3032	\$425,000	16/02/2018
3	102/58 La Scala Av MARIBYRNONG 3032	\$415,000	26/09/2017

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.

102/30 La Scala Avenue, Maribyrnong Vic 3032

Nick Cartledge

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**Indicative Selling Price**

\$410,000

**Median Unit Price**

December quarter 2017: \$520,000



2 2 1

**Rooms:**

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**304/90 La Scala Av MARIBYRNONG 3032 (REI)** **Agent Comments**

2 2 1

**Price:** \$430,000

**Method:** Private Sale

**Date:** 04/01/2018

**Rooms:** 6

**Property Type:** Apartment

**5/2 La Scala Av MARIBYRNONG 3032 (REI)** **Agent Comments**

2 1 1

**Price:** \$425,000

**Method:** Private Sale

**Date:** 16/02/2018

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)



**102/58 La Scala Av MARIBYRNONG 3032 (REI)** **Agent Comments**

2 1 1

**Price:** \$415,000

**Method:** Private Sale

**Date:** 26/09/2017

**Rooms:** -

**Property Type:** Apartment