

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

201/4 La Scala Avenue, Maribyrnong Vic 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$545,000

Median sale price

Median price \$527,500

House

Unit

X

Suburb Maribyrnong

Period - From 01/07/2017

to 30/09/2017

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.

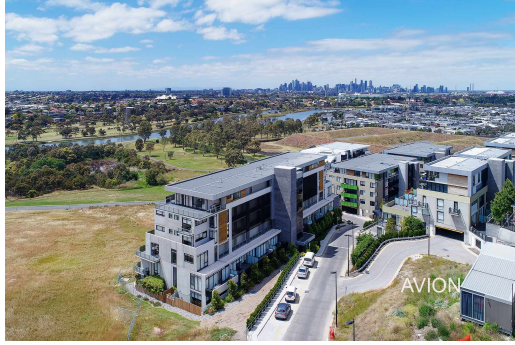
	Address of comparable property	Price	Date of sale
1	305/60 Edgewater Blvd MARIBYRNONG 3032	\$592,000	03/10/2017
2	204/58 La Scala Av MARIBYRNONG 3032	\$525,000	25/07/2017
3	106/20 Pier La MARIBYRNONG 3032	\$495,000	16/08/2017

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.~~

201/4 La Scala Avenue, Maribyrnong Vic 3032

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 2  2  1

Rooms:
Property Type: Apartment
Land Size: 100 sqm approx
Agent Comments

Indicative Selling Price
\$545,000
Median Unit Price
September quarter 2017: \$527,500

Comparable Properties

305/60 Edgewater Blvd MARIBYRNONG 3032 (REI) **Agent Comments**

 2  2  1

Price: \$592,000
Method: Private Sale
Date: 03/10/2017
Rooms: 4
Property Type: Apartment



204/58 La Scala Av MARIBYRNONG 3032 (REI) **Agent Comments**

 2  2  1

Price: \$525,000
Method: Private Sale
Date: 25/07/2017
Rooms: -
Property Type: Apartment



106/20 Pier La MARIBYRNONG 3032 (REI) **Agent Comments**

 2  2  1

Price: \$495,000
Method: Private Sale
Date: 16/08/2017
Rooms: 4
Property Type: Apartment