

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

111/2 La Scala Avenue, Maribyrnong Vic 3032

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$510,000

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	112/20 Pier La MARIBYRNONG 3032	\$520,000	23/11/2017
2	116/7 Thomas Holmes St MARIBYRNONG 3032	\$505,000	02/10/2017
3	504/44 Skyline Dr MARIBYRNONG 3032	\$488,000	22/01/2018

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.

111/2 La Scala Avenue, Maribyrnong Vic 3032

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Indicative Selling Price

\$510,000

Median Unit Price

December quarter 2017: \$520,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



112/20 Pier La MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$520,000

Method: Sold Before Auction

Date: 23/11/2017

Rooms: 4

Property Type: Apartment

116/7 Thomas Holmes St MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$505,000

Method: Private Sale

Date: 02/10/2017

Rooms: 4

Property Type: Flat/Unit/Apartment (Res)



504/44 Skyline Dr MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$488,000

Method: Private Sale

Date: 22/01/2018

Rooms: 4

Property Type: Apartment