

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

10/2 La Scala Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$470,000

&

\$515,000

Median sale price

Median price \$514,000

House

Unit

X

Suburb

Maribyrnong

Period - From 01/01/2018

to

31/03/2018

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	110/41-45 Edgewater Blvd MARIBYRNONG 3032	\$530,000	01/05/2018
2	201/60 Edgewater Blvd MARIBYRNONG 3032	\$485,000	03/04/2018
3	13/2 La Scala Av MARIBYRNONG 3032	\$476,000	01/05/2018

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.

10/2 La Scala Avenue, Maribyrnong Vic 3032

Philip Osmond

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Indicative Selling Price

\$470,000 - \$515,000

Median Unit Price

March quarter 2018: \$514,000



2 2 1

Rooms:

Property Type: Apartment

Agent Comments

2 bedroom, 2 bathroom courtyard apartment with 1 carspace and storage cage.

Comparable Properties

110/41-45 Edgewater Blvd MARIBYRNONG 3032 (REI)

Agent Comments

2 2 1

Price: \$530,000

Method: Private Sale

Date: 01/05/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



201/60 Edgewater Blvd MARIBYRNONG 3032 (REI)

Agent Comments

2 1 1

Price: \$485,000

Method: Private Sale

Date: 03/04/2018

Rooms: 4

Property Type: Flat/Unit/Apartment (Res)



13/2 La Scala Av MARIBYRNONG 3032 (REI)

Agent Comments

2 2 1

Price: \$476,000

Method: Private Sale

Date: 01/05/2018

Rooms: -

Property Type: Apartment