

## 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

115/54 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

\$417,000

#### 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	403/4 La Scala Av MARIBYRNONG 3032	\$515,000	13/06/2018
2	209/54 La Scala Av MARIBYRNONG 3032	\$435,000	02/05/2018
3	5/2 La Scala Av MARIBYRNONG 3032	\$425,000	16/02/2018

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.

115/54 La Scala Avenue, Maribyrnong Vic 3032

Matt Klein  
9317 6500  
0499 50 33 66  
matt@avionproperties.com.au



2 1 1

**Rooms:**  
**Property Type:** Apartment  
**Land Size:** 61.8 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$417,000  
**Median Unit Price**  
March quarter 2018: \$514,000

## Comparable Properties



403/4 La Scala Av MARIBYRNONG 3032 (REI) **Agent Comments**

2 2 1

**Price:** \$515,000  
**Method:** Private Sale  
**Date:** 13/06/2018  
**Rooms:** 4  
**Property Type:** Flat/Unit/Apartment (Res)



209/54 La Scala Av MARIBYRNONG 3032 (REI) **Agent Comments**

2 1 1

**Price:** \$435,000  
**Method:** Private Sale  
**Date:** 02/05/2018  
**Rooms:** -  
**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)