

## 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

305/54 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

\$625,000

#### Median sale price

Median price

\$520,000

House

Unit

X

Suburb

Maribyrnong

Period - From

01/07/2017

to

30/06/2018

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	405/86 La Scala Av MARIBYRNONG 3032	\$575,000	11/06/2018
2	401/86 La Scala Av MARIBYRNONG 3032	\$575,000	11/06/2018
3	301/86 La Scala Av MARIBYRNONG 3032	\$565,000	11/06/2018

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.

305/54 La Scala Avenue, Maribyrnong Vic 3032

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



2 2 1

**Rooms:**  
**Property Type:** Apartment

**Agent Comments**

Third floor 2 bedroom, 2 bathroom apartment. 80.8m2 internally with 35.4m2 balcony, one carspace, storage cage and river / city views.

**Indicative Selling Price**  
\$625,000

**Median Unit Price**  
Year ending June 2018: \$520,000

## Comparable Properties

405/86 La Scala Av MARIBYRNONG 3032 (REI) Agent Comments

2 2 -

**Price:** \$575,000  
**Method:** Private Sale  
**Date:** 11/06/2018  
**Rooms:** 4  
**Property Type:** Flat/Unit/Apartment (Res)  
**Land Size:** 83 sqm approx

401/86 La Scala Av MARIBYRNONG 3032 (REI) Agent Comments

2 2 1

**Price:** \$575,000  
**Method:** Private Sale  
**Date:** 11/06/2018  
**Rooms:** 4  
**Property Type:** Flat/Unit/Apartment (Res)  
**Land Size:** 83 sqm approx

301/86 La Scala Av MARIBYRNONG 3032 (REI) Agent Comments

2 2 -

**Price:** \$565,000  
**Method:** Private Sale  
**Date:** 11/06/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)  
**Land Size:** 83 sqm approx