

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 2/2 La Scala Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Single price \$439,000

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 | 10/2 La Scala Av MARIBYRNONG 3032 | \$485,000 | 27/07/2018 |
| 2 | 209/54 La Scala Av MARIBYRNONG 3032 | \$435,000 | 19/04/2018 |
| 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.

2/2 La Scala Avenue, Maribyrnong Vic 3032

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

Indicative Selling Price
\$439,000

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



 2  1  1

Rooms: 3
Property Type: Apartment
Land Size: 71.6 sqm approx
Agent Comments

Comparable Properties



10/2 La Scala Av MARIBYRNONG 3032 (REI) **Agent Comments**

 2  2  1

Price: \$485,000
Method: Private Sale
Date: 27/07/2018
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: 19/04/2018
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)