

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

402/88 La Scala Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Single price \$539,000

Median sale price

Median price \$520,000

House

Unit

X

Suburb Maribyrnong

Period - From 01/07/2018

to

30/09/2018

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	206/55 Cumberland Dr MARIBYRNONG 3032	\$585,000	07/12/2018
2	404/60 Edgewater Blvd MARIBYRNONG 3032	\$557,850	11/09/2018
3	303/86 La Scala Av MARIBYRNONG 3032	\$535,000	25/06/2018

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.

402/88 La Scala Avenue, Maribyrnong Vic 3032

Nick Cartledge
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Rooms: 5
Property Type: Apartment
Land Size: 75 sqm approx
Agent Comments

Indicative Selling Price
\$539,000
Median Unit Price
September quarter 2018: \$520,000

Comparable Properties



206/55 Cumberland Dr MARIBYRNONG 3032 (REI) **Agent Comments**

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Price: \$585,000
Method: Private Sale
Date: 07/12/2018
Rooms: 4
Property Type: Flat/Unit/Apartment (Res)



404/60 Edgewater Blvd MARIBYRNONG 3032 (REI) **Agent Comments**

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Price: \$557,850
Method: Private Sale
Date: 11/09/2018
Rooms: 4
Property Type: Flat/Unit/Apartment (Res)

303/86 La Scala Av MARIBYRNONG 3032 (REI) **Agent Comments**

 2  2  1

Price: \$535,000
Method: Private Sale
Date: 25/06/2018
Rooms: 4
Property Type: Flat/Unit/Apartment (Res)
Land Size: 75 sqm approx