

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

105/30 LA SCALA AVENUE MARIBYRNONG VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$465,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

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 6 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

205/30 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$445,000	16-Jan-22
211/54 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$460,000	19-Mar-22
206/4 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$440,000	09-Feb-22

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 6 months.~~

This Statement of Information was prepared on: 16 May 2022



**205/30 LA SCALA AVENUE
 MARIBYRNONG VIC 3032**

 2  2  1

Sold Price **\$445,000** Sold Date **16-Jan-22**

Distance -



**211/54 LA SCALA AVENUE
 MARIBYRNONG VIC 3032**

 2  1  1

Sold Price **\$460,000** Sold Date **19-Mar-22**

Distance -



**206/4 LA SCALA AVENUE
 MARIBYRNONG VIC 3032**

 2  2  1

Sold Price **\$440,000** Sold Date **09-Feb-22**

Distance -

RS = Recent sale UN = Undisclosed Sale

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