

# STATEMENT OF INFORMATION

80 LA SCALA AVENUE, MARIBYRNONG, VIC 3032

PREPARED BY LOURDES PISCOPO, LIVING PROSPECT REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**80 LA SCALA AVENUE, MARIBYRNONG,**

 1  1  1

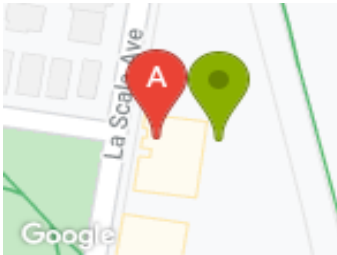
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **315,000 to 325,000**

Provided by: Lourdes Piscopo, Living Prospect Real Estate

## MEDIAN SALE PRICE



**MARIBYRNONG, VIC, 3032**

Suburb Median Sale Price (Unit)

**\$516,500**

01 October 2020 to 31 March 2021

Provided by: 

## COMPARABLE PROPERTIES

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.

**107/86 LA SCALA AVE, MARIBYRNONG, VIC**

 1  -  -

Sale Price

**\$375,000**

Sale Date: 07/01/2021

Distance from Property: 48m

**86 LA SCALA AVE, MARIBYRNONG, VIC 3032**

 1  -  -

Sale Price

**\$385,000**

Sale Date: 21/12/2020

Distance from Property: 48m



**84 LA SCALA AVE, MARIBYRNONG, VIC 3032**

 1  1  1

Sale Price

**\$345,000**

Sale Date: 08/11/2020

Distance from Property: 25m



This report has been compiled on 06/04/2021 by Living Prospect Real Estate. Property Data Solutions Pty Ltd 2021 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

80 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)

Price Range: 315,000 to 325,000

### Median sale price

Median price

\$516,500

Property type

Unit

Suburb

MARIBYRNONG

Period

01 October 2020 to 31 March 2021

Source

 pricfinder

### Comparable property sales

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

107/86 LA SCALA AVE, MARIBYRNONG, VIC 3032	\$375,000	07/01/2021
86 LA SCALA AVE, MARIBYRNONG, VIC 3032	\$385,000	21/12/2020
84 LA SCALA AVE, MARIBYRNONG, VIC 3032	\$345,000	08/11/2020

This Statement of Information was prepared on:

06/04/2021