

## 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

106/30 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) (\*Delete single price or range as applicable)

Single Price

\$450,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$516,500

Property type

Unit

Suburb

Maribyrnong

Period-from

01 May 2020

to

30 Apr 2021

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

3/58 La Scala Avenue Maribyrnong VIC 3032	\$445,000	20-Apr-21
201/334 Gordon Street Maribyrnong VIC 3032	\$440,000	18-Jan-21
101/60 Edgewater Boulevard Maribyrnong VIC 3032	\$466,000	12-Jan-21

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: 18 May 2021



**3/58 La Scala Avenue Maribyrnong VIC 3032**

2 2 1

Sold Price

<sup>RS</sup> **\$445,000**

Sold Date

**20-Apr-21**

Distance

-



**201/334 Gordon Street Maribyrnong VIC 3032**

2 2 1

Sold Price

**\$440,000**

Sold Date

**18-Jan-21**

Distance

**0.32km**



**101/60 Edgewater Boulevard Maribyrnong VIC 3032**

2 1 1

Sold Price

**\$466,000**

Sold Date

**12-Jan-21**

Distance

**0.51km**

RS = Recent sale

UN = Undisclosed Sale

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