

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

208/54 La Scala Avenue, Maribyrnong Vic 3032

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$450,000 & \$480,000

Median sale price

Median price \$490,000 House Unit X Suburb Maribyrnong

Period - From 01/04/2017 to 30/06/2017 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	205/54 La Scala Av MARIBYRNONG 3032	\$472,000	16/05/2017
2	304/2 La Scala Av MARIBYRNONG 3032	\$460,000	02/09/2017
3	115/7 Thomas Holmes St MARIBYRNONG 3032	\$445,000	31/08/2017

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.~~



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Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$450,000 - \$480,000
Median Unit Price
 June quarter 2017: \$490,000

Serenity With City Views Poised overlooking the majestic Maribyrnong River and surrounding greenery, this near new, two bedroom apartment also appreciates city vistas from a superb balcony. A spacious living area incorporates a smart, fully Smeg appointed kitchen boasting handle-free, soft-closing cabinetry and stone counters. Meanwhile, two spacious bedrooms (BIRs), one with balcony access, share a modern bathroom with oversized shower and stone topped vanity. Enhancements include split system air conditioning, secure undercover parking, intercom and storage cage.

Comparable Properties



205/54 La Scala Av MARIBYRNONG 3032 (REI) Agent Comments

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Price: \$472,000
Method: Private Sale
Date: 16/05/2017
Rooms: 3
Property Type: Apartment



304/2 La Scala Av MARIBYRNONG 3032 (REI) Agent Comments

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Price: \$460,000
Method: Auction Sale
Date: 02/09/2017
Rooms: 3
Property Type: Apartment

115/7 Thomas Holmes St MARIBYRNONG 3032 (REI) Agent Comments

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Price: \$445,000
Method: Private Sale
Date: 31/08/2017
Rooms: 4
Property Type: Flat/Unit/Apartment (Res)