### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

#### Property offered for sale

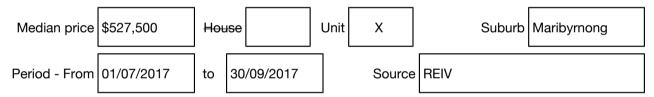
Address 208/54 La Scala Avenue, Maribyrnong Vic 3032 Including suburb and postcode

#### Indicative selling price

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

Single price \$468,000

#### Median sale price



#### 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	G13/54 la scala Av MARIBYRNONG 3032	\$467,500	23/10/2017
3	304/2 La Scala Av MARIBYRNONG 3032	\$460,000	02/09/2017

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.

#### Account - Edward Thomas | P: 03 9376 3322

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Apartment Agent Comments Indicative Selling Price \$468,000 Median Unit Price September quarter 2017: \$527,500

## **Comparable Properties**



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



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



G13/54 la scala Av MARIBYRNONG 3032 (REI) Agent Comments



Price: \$467,500 Method: Private Sale Date: 23/10/2017 Rooms: -Property Type: Apartment



REI∖

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



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

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