

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

Single price \$468,000

Median sale price

Median price \$527,500 House Unit X Suburb Maribyrnong

Period - From 01/07/2017 to 30/09/2017 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	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.~~



2 1 1

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

2 1 1

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

2 2 -

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



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

2 1 1

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