

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

4/58 LA SCALA AVENUE MARIBYRNONG VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$425,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 May 2024

to

30 Apr 2025

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

213/88 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$490,000	24-Mar-25
213/2 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$490,000	07-Feb-25
303/84 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$425,000	23-Jan-25

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: 05 May 2025

**213/88 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

2 2 -

Sold Price

RS

\$490,000

Sold Date

24-Mar-25

Distance

0.2km**213/2 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

2 1 -

Sold Price

\$490,000

Sold Date

07-Feb-25

Distance

0km**303/84 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

2 1 1

Sold Price

\$425,000

Sold Date

23-Jan-25

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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