

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

709B/2 Wests Road 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

or range
between

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Dec 2018

to

30 Nov 2019

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

204/2 La Scala Avenue Maribyrnong VIC 3032	\$371,000	06-Aug-19
205/2 La Scala Avenue Maribyrnong VIC 3032	\$380,000	25-Jul-19
1/4 La Scala Avenue Maribyrnong VIC 3032	-	-

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: 03 December 2019



**204/2 La Scala Avenue
Maribyrnong VIC 3032**

1 1 1

Sold Price **\$371,000** Sold Date **06-Aug-19**

Distance **1.22km**



**205/2 La Scala Avenue
Maribyrnong VIC 3032**

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Sold Price **\$380,000** Sold Date **25-Jul-19**

Distance **1.22km**

205/2 La Scala Avenue, Maribyrnong
VIC 3032



**1/4 La Scala Avenue Maribyrnong
VIC 3032**

1 1 1

Sold Price - Sold Date -

Distance -

RS = Recent sale

UN = Undisclosed Sale

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