

# Statement of Information

## Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Indicative selling price

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

Single price \$\*495,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$487,000

\* Unit

Suburb or locality Maribyrnong

Period - From 01 October 2017 to 31 March 2018

Source Pricefinder

### Comparable property sales

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
213/54 LA SCALA AVE, MARIBYRNONG, VIC 3032	*\$493,000	24/04/2018
210/2 LA SCALA AVE, MARIBYRNONG, VIC 3032	*\$468,000	13/03/2018
1/60 LA SCALA AVE, MARIBYRNONG, VIC 3032	*\$465,000	05/03/2018