



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**503/44 Skyline Drive,  
MARIBYRNONG 3032**

Apartment



2 beds



2 baths



1 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$500,000 - \$520,000**

### Median sale price

Median **Apartment** for **MARIBYRNONG** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$484,500**

### Comparable property sales

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 the most comparable to the property for sale.

**305/54 LA SCALA AVE,**  
MARIBYRNONG 3032

Price **\$569,000** Sold 03  
August 2019

**88 LA SCALA AVE,**  
MARIBYRNONG 3032

Price **\$525,000** Sold 01 May  
2019

**41-45 EDGEWATER BVD,**  
MARIBYRNONG 3032

Price **\$525,000** Sold 13 April  
2019

This Statement of Information was prepared on 18th Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Stockdale & Leggo Laverton

7/4 Norwest Avenue,  
Laverton VIC 3026

### Contact agents



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**Stockdale  
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