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	103/90 La Scala Avenue, Maribyrnong Vic 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $315,000

Median sale price

Median price $500,000 Property Type Unit Suburb Maribyrnong

Period - From 01/04/2024 to 31/03/2025 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	911B/2 Wests Rd MARIBYRNONG 3032	$310,000	24/01/2025
2	1010B/2 Wests Rd MARIBYRNONG 3032	$330,000	15/01/2025
3	304/7 Thomas Holmes St MARIBYRNONG 3032	$310,000	23/11/2024

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.~~

This Statement of Information was prepared on: 23/04/2025 11:56

103/90 La Scala Avenue, Maribyrnong Vic 3032

Zach Sianos
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1 1 1

Property Type:

Indicative Selling Price
$315,000
Median Unit Price
Year ending March 2025: $500,000

Agent Comments

Single Bedroom apartment in the Edgewater precinct with balcony facing La Scala avenue

Comparable Properties



911B/2 Wests Rd MARIBYRNONG 3032 (REI/VG)

1 1 1

Price: $310,000
Method: Private Sale
Date: 24/01/2025
Property Type: Unit

Agent Comments

Comparable accommodation and location



1010B/2 Wests Rd MARIBYRNONG 3032 (REI/VG)

1 1 1

Price: $330,000
Method: Private Sale
Date: 15/01/2025
Property Type: Apartment

Agent Comments

Comparable accommodation and location



304/7 Thomas Holmes St MARIBYRNONG 3032 (REI/VG)

1 1 1

Price: $310,000
Method: Private Sale
Date: 23/11/2024
Rooms: 2
Property Type: Apartment

Agent Comments

Comparable accommodation and location

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