

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 3/30 Lascala Avenue, Maribyrnong, VIC 3032

Indicative selling price

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

Price Range

\$415,000

&

\$435,000

Median sale price

Median price

\$527,500

Property Type

House

Suburb

Maribyrnong (3032)

Period - From

18/03/2020

to

18/03/2021

Source

realestate.com

Comparable property sales

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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
9/12 CREFDEN STREET, MAIDSTONE VIC 3012	\$430,000	27/10/2020
301/84 LA SCALA AVENUE, MARIBYRNONG VIC 3032	\$422,500	17/12/2020
102/84 LA SCALA AVENUE, MARIBYRNONG VIC 3032	\$420,000	21/12/2020

This Statement of Information was prepared on: 18/03/2021