

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

1/105 DENTON AVENUE ST ALBANS VIC 3021

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

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

St Albans

Period-from

01 Sep 2022

to

31 Aug 2023

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

1 MAROONDAH COURT ST ALBANS VIC 3021	\$660,000	16-Sep-22
98 DENTON AVENUE ST ALBANS VIC 3021	\$630,000	14-Apr-22
104 DENTON AVENUE ST ALBANS VIC 3021	\$640,000	02-Apr-23

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: 08 September 2023


1 MAROONDAH COURT ST ALBANS VIC 3021

Sold Price

\$660,000

Sold Date

16-Sep-22

4



1



-

Distance

0.11km
98 DENTON AVENUE ST ALBANS VIC 3021

Sold Price

\$630,000

Sold Date

14-Apr-22

3



1



1

Distance

0.37km
104 DENTON AVENUE ST ALBANS VIC 3021

Sold Price

\$640,000

Sold Date

02-Apr-23

4



1



2

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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