

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

35 Denton Avenue, St Albans Vic 3021

Indicative selling price

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

Price between \$650,000 & \$680,000

Median sale price

Median price \$713,500 Property Type House Suburb St Albans

Period - From 01/10/2021 to 31/12/2021 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	2 Clover Av ST ALBANS 3021	\$790,000	06/11/2021
2	17 Glenmaggie Dr ST ALBANS 3021	\$768,000	30/10/2021
3	18 Clarice Cl ST ALBANS 3021	\$695,000	15/11/2021

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:

13/04/2022 10:56

35 Denton Avenue, St Albans Vic 3021



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$650,000 - \$680,000

Median House Price

December quarter 2021: \$713,500

Comparable Properties

2 Clover Av ST ALBANS 3021 (REI/VG)

Agent Comments

3 3 2

Price: \$790,000

Method: Auction Sale

Date: 06/11/2021

Property Type: House

Land Size: 580 sqm approx



17 Glenmaggie Dr ST ALBANS 3021 (REI/VG)

Agent Comments

3 2 4

Price: \$768,000

Method: Auction Sale

Date: 30/10/2021

Property Type: House (Res)

Land Size: 545 sqm approx



18 Clarice Ct ST ALBANS 3021 (REI/VG)

Agent Comments

3 1 2

Price: \$695,000

Method: Private Sale

Date: 15/11/2021

Rooms: 5

Property Type: House (Res)

Land Size: 530 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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