



YPA St Albans  
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## STATEMENT OF INFORMATION

Prepared on 03 May 2018

### HOUSE Offered for Sale

115 Denton Avenue St Albans VIC 3021

3 1 1

### Indicative Selling Price

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

Range between \$580,000 & \$620,000

### Median Sale Price

\$622,000 Houses in St albans between May 2017 - Apr 2018

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**3 Joyce Close St Albans VIC 3021**

3 1 1

Sold Price

**\$590,000**

Sold Date

**12-Dec-17**

Distance

**0.45km**



**128 Denton Avenue St Albans VIC 3021**

3 1 1

Sold Price

**\$581,000**

Sold Date

**16-Nov-17**

Distance

**0.58km**



**99 Moonstone Circuit St Albans VIC 3021**

3 1 2

Sold Price

**\$520,000**

Sold Date

**16-Mar-18**

Distance

**1.43km**

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