

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 121B DENTON AVENUE, ST ALBANS

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

or range between &

Median sale price

(*Delete house or unit as applicable)

Median price *House ☒ *Unit ☐ Suburb

Period - From to Source

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. 10 Bent Street, St Albans	\$665,000	6 May 2017
2. 13 Bent Street, St Albans	\$656,000	11 Feb 2017
3. 6 Bent Street, St Albans	\$635,000	6 Dec 2016

OR

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au).

Additional information about comparable sales.

ST ALBANS 10 Bent Street

3 BED 2 BATH 2 CAR 7 ROOMS



METHOD Auction
TYPE House
LAND 724m2

ST ALBANS 13 Bent Street

3 BED 1 BATH 1 CAR 7 ROOMS



METHOD Auction
TYPE House
LAND 697m2

ST ALBANS 6 Bent Street

3 BED 1 BATH 1 CAR 7 ROOMS



METHOD Auction
TYPE House
LAND 721m2