

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 (*Delete single price or range as applicable)

Single Price

\$710,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

St Albans

Period-from

01 Nov 2022

to

31 Oct 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

81 ST ALBANS ROAD ST ALBANS VIC 3021	\$710,000	23-Sep-23
35 CLOVER AVENUE ST ALBANS VIC 3021	\$700,000	02-Jul-23
127 MOONSTONE CIRCUIT ST ALBANS VIC 3021	\$700,000	28-Aug-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 November 2023

**81 ST ALBANS ROAD ST ALBANS
VIC 3021**

Sold Price

^{RS}**\$710,000**

Sold Date

23-Sep-23

3



2



2

Distance

1.15km**35 CLOVER AVENUE ST ALBANS
VIC 3021**

Sold Price

\$700,000

Sold Date

02-Jul-23

4



1



4

Distance

0.55km**127 MOONSTONE CIRCUIT ST
ALBANS VIC 3021**

Sold Price

Sold Date

28-Aug-23

3



2



2

Distance

1.26km**RS** = Recent sale**UN** = Undisclosed Sale

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