# 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

#### 38/7 REGAN STREET ST ALBANS VIC 3021

#### Indicative selling price

Period-from

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

Single Price		or rang betwee	54.30 000	&	\$470,000		
Median sale price (*Delete house or unit as applicable)							
Median Price	\$485,000	Property type	Unit	Suburb	St Albans		

31 Jan 2024

### Comparable property sales (\*Delete A or B below as applicable)

01 Feb 2023

**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.

to

Address of comparable property	Price	Date of sale
2/74 JAMIESON STREET ST ALBANS VIC 3021	\$430,000	03-Nov-23
4/4 MCRAE AVENUE ST ALBANS VIC 3021	\$450,000	20-Feb-23
2/23 KERRISON AVENUE ST ALBANS VIC 3021	\$482,500	03-Feb-24

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.

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Source



Corelogic

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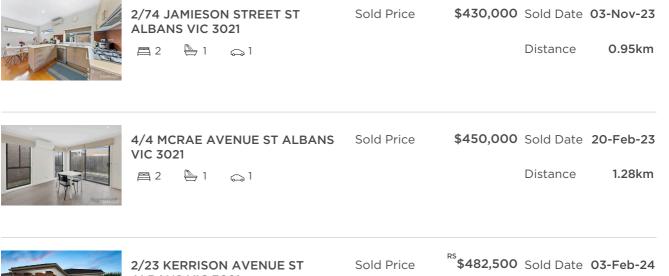


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Distance

0.19km





RS = Recent sale UN = Undisclosed Sale

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