

## 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

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

Single Price

or range  
between

\$430,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

St Albans

Period-from

01 Feb 2023

to

31 Jan 2024

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

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.~~

This Statement of Information was prepared on: 19 February 2024



**2/74 JAMIESON STREET ST  
 ALBANS VIC 3021**

 2  1  1

Sold Price **\$430,000** Sold Date **03-Nov-23**

Distance **0.95km**



**4/4 MCRAE AVENUE ST ALBANS  
 VIC 3021**

 2  1  1

Sold Price **\$450,000** Sold Date **20-Feb-23**

Distance **1.28km**



**2/23 KERRISON AVENUE ST  
 ALBANS VIC 3021**

 2  1  1

Sold Price <sup>RS</sup> **\$482,500** Sold Date **03-Feb-24**

Distance **0.19km**

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

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