

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

46/7 Regan Street 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

or range
between

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$459,000

Property type

Unit

Suburb

St Albans

Period-from

01 Nov 2019

to

31 Oct 2020

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

41/7 Regan Street St Albans VIC 3021	\$395,000	30-Oct-20
3/37 Charles Street St Albans VIC 3021	\$420,000	11-Oct-20
2/2 Peter Court St Albans VIC 3021	\$422,000	14-Jul-20

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: 27 November 2020



41/7 Regan Street St Albans VIC 3021

 2  1  2

Sold Price ^{RS} **\$395,000** ^{UN} Sold Date **30-Oct-20**

Distance **0.02km**



3/37 Charles Street St Albans VIC 3021

 2  1  1

Sold Price ^{RS} **\$420,000** Sold Date **11-Oct-20**

Distance **0.51km**



2/2 Peter Court St Albans VIC 3021

 2  1  1

Sold Price ^{RS} **\$422,000** Sold Date **14-Jul-20**

Distance **0.66km**

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

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