

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

10/7 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$482,500

Property type

Unit

Suburb

St Albans

Period-from

01 May 2023

to

30 Apr 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

38/7 REGAN STREET ST ALBANS VIC 3021	\$465,000	29-Feb-24
2/74 JAMIESON STREET ST ALBANS VIC 3021	\$430,000	03-Nov-23
3/43 ADELAIDE STREET ST ALBANS VIC 3021	\$440,000	18-Dec-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: 02 May 2024



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

 2  1  1

Sold Price

\$465,000

Sold Date **29-Feb-24**

Distance **0.12km**



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

 2  1  1

Sold Price

\$430,000

Sold Date **03-Nov-23**

Distance **0.89km**



**3/43 ADELAIDE STREET ST
ALBANS VIC 3021**

 2  1  2

Sold Price

\$440,000

Sold Date **18-Dec-23**

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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