

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

12/7 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

\$395,000

&

\$434,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$453,000

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

21/7 Regan Street St Albans VIC 3021	\$395,000	19-May-20
41/7 Regan Street St Albans VIC 3021	\$395,000	30-Oct-20
40/7 Regan Street St Albans VIC 3021	\$395,000	19-Mar-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: 06 November 2020



21/7 Regan Street St Albans VIC 3021

2 1 2

Sold Price

\$395,000

Sold Date **19-May-20**

Distance **0.05km**



41/7 Regan Street St Albans VIC 3021

2 1 2

Sold Price

^{RS} **\$395,000** ^{UN}

Sold Date **30-Oct-20**

Distance **0.13km**



40/7 Regan Street St Albans VIC 3021

2 1 2

Sold Price

\$395,000

Sold Date **19-Mar-20**

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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