

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

22/7 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

\$440,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$497,500

Property type

Unit

Suburb

St Albans

Period-from

01 Nov 2023

to

31 Oct 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

1/9 BRETTON COURT ST ALBANS VIC 3021	\$462,000	22-Oct-24
1/1-3 RUTH STREET ST ALBANS VIC 3021	\$440,000	21-Jan-02
2/12 HOOK STREET ST ALBANS VIC 3021	\$450,000	06-Oct-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: 29 November 2024



1/9 BRETTON COURT ST ALBANS VIC 3021

Sold Price

^{RS}

\$462,000

Sold Date

22-Oct-24

 3  1  2

Distance

0.37km



1/1-3 RUTH STREET ST ALBANS VIC 3021

Sold Price

\$440,000

Sold Date

21-Jan-02

 2  1  1

Distance

1.17km



2/12 HOOK STREET ST ALBANS VIC 3021

Sold Price

\$450,000

Sold Date

06-Oct-24

 2  1  -

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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