

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$486,944

Property type

Unit

Suburb

St Albans

Period-from

01 Mar 2023

to

29 Feb 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
2/23 KERRISON AVENUE ST ALBANS VIC 3021	\$482,500	03-Feb-24
1/52 FOX STREET ST ALBANS VIC 3021	\$470,000	04-Mar-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: 23 March 2024



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

 2  1  1

Sold Price

<sup>RS</sup> **\$465,000**

Sold Date **29-Feb-24**

Distance **0.12km**



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

 2  1  1

Sold Price

<sup>RS</sup> **\$482,500**

Sold Date **03-Feb-24**

Distance **0.27km**



**1/52 FOX STREET ST ALBANS VIC  
3021**

 2  1  1

Sold Price

<sup>RS</sup> **\$470,000**

Sold Date **04-Mar-24**

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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