

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

2/11 Reichelt Avenue, Montmorency Vic 3094

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$890,000

Median sale price

Median price

\$620,000

Property Type

Unit

Suburb

Montmorency

Period - From

01/10/2018

to

30/09/2019

Source

REIV

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 six 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	2/8 Mccarthy Gr MONTMORENCY 3094	\$865,000	31/08/2019
2	1/76 Airlie Rd MONTMORENCY 3094	\$835,000	10/08/2019
3			

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 six months.~~

This Statement of Information was prepared on:

20/11/2019 10:59



3 2 2

Property Type: Townhouse
(Single)
Land Size: 350 sqm approx
Agent Comments

Indicative Selling Price

\$890,000

Median Unit Price

Year ending September 2019: \$620,000

Comparable Properties



**2/8 Mccarthy Gr MONTMORENCY 3094
(REI/VG)**

Agent Comments

3 2 2

Price: \$865,000
Method: Sold Before Auction
Date: 31/08/2019
Rooms: 4
Property Type: Townhouse (Res)



1/76 Airlie Rd MONTMORENCY 3094 (REI/VG)

Agent Comments

3 2 2

Price: \$835,000
Method: Auction Sale
Date: 10/08/2019
Rooms: 5
Property Type: Townhouse (Res)

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 six months.