## 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 m	eaning of	this price	see consume	r.vic.gov.au/	underquoting
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Single price \$890,000

#### Median sale price

Median price	\$620,000	Pro	perty Type Uni	t		Suburb	Montmorency
Period - From	01/10/2018	to	30/09/2019	So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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**<sup>\*</sup> 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



2/11 Reichelt Avenue, Montmorency Vic 3094



Scott Nugent 0438 054 993 scottnugent@jelliscraig.com.au





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)



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



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



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.

#### Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.