

## 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

100 Reichelt Avenue, Montmorency Vic 3094

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000

&amp;

\$750,000

**Median sale price**

Median price \$928,750

House

X

Unit

Suburb

Montmorency

Period - From 01/01/2018

to

31/03/2018

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	1/30 Baldwin Av MONTMORENCY 3094	\$745,000	17/02/2018
2	1/12 Davey Rd MONTMORENCY 3094	\$722,000	14/03/2018
3	3/94 Bridge St ELTHAM 3095	\$715,000	17/04/2018

**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.