

# 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

152 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

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$1,226,000

Property Type

House

Suburb

Montmorency

Period - From

01/01/2023

to

31/03/2023

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	11 Olympic Av MONTMORENCY 3094	\$1,227,000	20/01/2023
2	2 Thornton St ELTHAM 3095	\$1,163,000	02/05/2023
3	9 Helwig Av MONTMORENCY 3094	\$1,120,000	23/02/2023

**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:

18/05/2023 13:46



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**Property Type:** House  
**Land Size:** 741 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
March quarter 2023: \$1,226,000

## Comparable Properties



**11 Olympic Av MONTMORENCY 3094 (REI/VG)**

**Agent Comments**

3 2 4

Close proximity to Reichelt Ave

**Price:** \$1,227,000  
**Method:** Private Sale  
**Date:** 20/01/2023  
**Property Type:** House  
**Land Size:** 868 sqm approx



**2 Thornton St ELTHAM 3095 (REI)**

**Agent Comments**

5 3 4

Similar year built, Reichelt has had some further updating internally and location is a good position

**Price:** \$1,163,000  
**Method:** Private Sale  
**Date:** 02/05/2023  
**Property Type:** House  
**Land Size:** 872 sqm approx



**9 Helwig Av MONTMORENCY 3094 (VG)**

**Agent Comments**

4 - -

Similar renovations internally

**Price:** \$1,120,000  
**Method:** Sale  
**Date:** 23/02/2023  
**Property Type:** House (Res)  
**Land Size:** 695 sqm approx