

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

67 Reichelt Avenue, Montmorency Vic 3094

Indicative selling price

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

Range between \$860,000

&

\$920,000

Median sale price

Median price \$858,125

House

X

Unit

Suburb Montmorency

Period - From 01/04/2017

to

30/06/2017

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		
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.



 4  2  3

Rooms:
Property Type: House
Land Size: 693 sqm approx
Agent Comments

Indicative Selling Price
\$860,000 - \$920,000
Median House Price
June quarter 2017: \$858,125

Comparable Properties



51 Reichelt Av MONTMORENCY 3094 (REI)

Agent Comments

 4  2  2

Price: \$900,000
Method: Sold Before Auction
Date: 16/05/2017
Rooms: 6
Property Type: House (Res)
Land Size: 949 sqm approx



8 Grand Blvd MONTMORENCY 3094 (REI)

Agent Comments

 3  2  4

Price: \$881,100
Method: Sold Before Auction
Date: 31/07/2017
Rooms: 6
Property Type: House (Res)
Land Size: 786 sqm approx

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.