

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

14 Reichelt Avenue, Montmorency Vic 3094

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,095,000 Property Type House Suburb Montmorency

Period - From 01/07/2022 to 30/09/2022 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	61 Belmont Cr MONTMORENCY 3094	\$1,050,000	13/12/2022
2	1/14 Ryrie Ct MONTMORENCY 3094	\$940,000	07/12/2022
3	4 Alexander St MONTMORENCY 3094	\$1,147,000	05/12/2022

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:

12/01/2023 11:48



 4  2  2

Property Type: House
Land Size: 768 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
September quarter 2022: \$1,095,000

Comparable Properties



61 Belmont Cr MONTMORENCY 3094 (REI)

Agent Comments

 3  2  -

Price: \$1,050,000
Method: Sold Before Auction
Date: 13/12/2022
Property Type: House
Land Size: 770 sqm approx



1/14 Ryrie Ct MONTMORENCY 3094 (REI)

Agent Comments

 3  2  2

Price: \$940,000
Method: Private Sale
Date: 07/12/2022
Property Type: House
Land Size: 445 sqm approx



4 Alexander St MONTMORENCY 3094 (REI)

Agent Comments

 3  2  2

Price: \$1,147,000
Method: Private Sale
Date: 05/12/2022
Property Type: House
Land Size: 673 sqm approx