

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

2/54 REICHELT AVENUE MONTMORENCY VIC 3094

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$890,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$771,000

Property type

Unit

Suburb

Montmorency

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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 6 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

14 ORR LANE MONTMORENCY VIC 3094	\$900,000	27-Jul-23
25 NOKES COURT MONTMORENCY VIC 3094	\$940,000	01-Jul-23
45 JOHN STREET ELTHAM VIC 3095	\$950,000	29-Apr-23

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 6 months.~~

This Statement of Information was prepared on: 16 October 2023



14 ORR LANE MONTMORENCY VIC 3094

Sold Price

\$900,000

Sold Date

27-Jul-23

 3  1  2

Distance

0.41km



25 NOKES COURT MONTMORENCY VIC 3094

Sold Price

\$940,000

Sold Date

01-Jul-23

 3  1  1

Distance

1.51km



45 JOHN STREET ELTHAM VIC 3095

Sold Price

\$950,000

Sold Date

29-Apr-23

 3  1  2

Distance

1.87km

RS = Recent sale

UN = Undisclosed Sale

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