#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

44 Armstrong Road, Heathmont Vic 3135

#### Indicative selling price

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

#### Median sale price

Median price	\$1,165,250	Pro	perty Type	House		Suburb	Heathmont
Period - From	01/07/2023	to	30/09/2023		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

Aut	areas or comparable property	1 1100	Date of Sale
1	6 Sunset Dr HEATHMONT 3135	\$895,000	24/10/2023
2	7 Armstrong Rd HEATHMONT 3135	\$893,000	01/07/2023
3	73 Heathmont Rd HEATHMONT 3135	\$848,350	18/08/2023

#### 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:	21/11/2023 09:21



Date of sale



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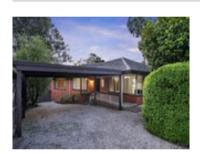
**Indicative Selling Price** \$850,000 - \$930,000 **Median House Price** September quarter 2023: \$1,165,250





Property Type: House Land Size: 716 sqm approx **Agent Comments** 

## Comparable Properties



6 Sunset Dr HEATHMONT 3135 (REI)





Price: \$895,000 Method: Private Sale Date: 24/10/2023 Property Type: House Land Size: 657 sqm approx **Agent Comments** 



7 Armstrong Rd HEATHMONT 3135 (REI/VG)



Price: \$893,000 Method: Auction Sale Date: 01/07/2023

Property Type: House (Res) Land Size: 654 sqm approx

Agent Comments



73 Heathmont Rd HEATHMONT 3135 (REI/VG) Agent Comments

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Price: \$848.350 Method: Private Sale Date: 18/08/2023 Property Type: House Land Size: 704 sqm approx

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024



