

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

44 Armstrong Road, Heathmont Vic 3135

Indicative selling price

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

Range between \$850,000 & \$930,000

Median sale price

Median price \$1,165,250 Property 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	Price	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



Property Type: House

Land Size: 716 sqm approx

Agent Comments

Comparable Properties



6 Sunset Dr HEATHMONT 3135 (REI)

Agent Comments



Price: \$895,000

Method: Private Sale

Date: 24/10/2023

Property Type: House

Land Size: 657 sqm approx



7 Armstrong Rd HEATHMONT 3135 (REI/VG)

Agent Comments



Price: \$893,000

Method: Auction Sale

Date: 01/07/2023

Property Type: House (Res)

Land Size: 654 sqm approx



73 Heathmont Rd HEATHMONT 3135 (REI/VG)

Agent Comments



Price: \$848,350

Method: Private Sale

Date: 18/08/2023

Property Type: House

Land Size: 704 sqm approx