

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 10 Armstrong Road, Heathmont VIC 3135

Indicative selling price

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

Single price \$ OR range
between &

Median sale price

Median price *House *Unit
Suburb
Period - From to Source

Comparable property sales

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
22 Orchard Grove, Heathmont VIC 3135	\$901,000	29/07/2017
18 Fairbank Avenue, Heathmont VIC 3135	\$860,000	25/05/2017
6 Aumann Street, Heathmont VIC 3135	\$880,000	30/08/2017

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on Wednesday, 20 September 2017.

Additional information about comparable sales.



Heathmont 22 Orchard Grove **3 BED 2 BATH 2 CAR**

METHOD Auction
TYPE House
LAND 678m2 approx



Heathmont 18 Fairbank Avenue **3 BED 1 BATH 1 CAR**

METHOD Sold Before Auction
TYPE House
LAND 534m2 approx



Heathmont 6 Aumann Street **3 BED 1 BATH 1 CAR**

METHOD Sold Before Auction
TYPE House
LAND 913m2 approx