

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

33 Mills Road, Harcourt Vic 3453

Indicative selling price

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

Range between \$650,000 & \$675,000

Median sale price

Median price \$760,000

Property Type House

Suburb Harcourt

Period - From 01/01/2023

to 31/12/2023

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	50 High St HARCOURT 3453	\$685,000	11/05/2023
2	14 High St HARCOURT 3453	\$620,000	03/11/2023
3	7 Eagles Rd HARCOURT 3453	\$620,000	09/03/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

20/02/2024 11:21



4 1 2

Property Type: House
Land Size: 902 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$675,000
Median House Price
Year ending December 2023: \$760,000

Comparable Properties



50 High St HARCOURT 3453 (REI/VG)

Agent Comments

4 2 2

Price: \$685,000
Method: Private Sale
Date: 11/05/2023
Property Type: House
Land Size: 2165 sqm approx



14 High St HARCOURT 3453 (REI/VG)

Agent Comments

2 1 2

Price: \$620,000
Method: Private Sale
Date: 03/11/2023
Property Type: House
Land Size: 1667 sqm approx



7 Eagles Rd HARCOURT 3453 (REI/VG)

Agent Comments

3 2 2

Price: \$620,000
Method: Private Sale
Date: 09/03/2023
Property Type: House
Land Size: 945 sqm approx