

# 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

207 Gaaschs Road, Harcourt Vic 3453

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$1,595,000

### Median sale price

Median price \$765,000

Property Type House

Suburb Harcourt

Period - From 01/07/2023

to 30/06/2024

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.

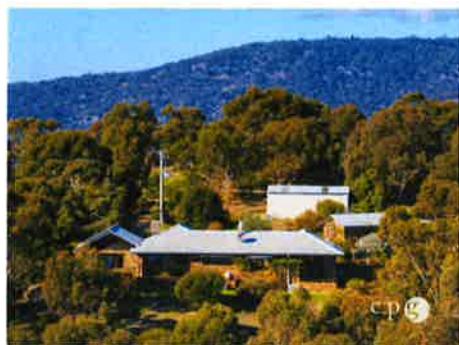
	Address of comparable property	Price	Date of sale
1	145 Leversha Rd HARCOURT 3453	\$1,375,000	30/11/2023
2	208 Faraday Sutton Grange Rd FARADAY 3451	\$1,475,000	15/11/2023
3	83 Sawmill Rd MCKENZIE HILL 3451	\$1,685,000	05/09/2023

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:

14/08/2024 08:10



Property Type:

Agent Comments

Indicative Selling Price

\$1,595,000

Median House Price

Year ending June 2024: \$765,000

## Comparable Properties



145 Leversha Rd HARCOURT 3453 (REI)

Agent Comments



Price: \$1,375,000

Method: Private Sale

Date: 30/11/2023

Property Type: House

Land Size: 226624.16 sqm approx

208 Faraday Sutton Grange Rd FARADAY 3451 (VG) Agent Comments



Price: \$1,475,000

Method: Sale

Date: 15/11/2023

Property Type: Crop Production -  
General/N.E.C.

Land Size: 400000 sqm approx



83 Sawmill Rd MCKENZIE HILL 3451 (REI/VG) Agent Comments



Price: \$1,685,000

Method: Private Sale

Date: 05/09/2023

Property Type: House

Land Size: 40468.60 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377