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	207 Gaaschs Road, Harcourt Vic 3453
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$1,595,000

Median sale price

Median price \$765,000	Pro	operty Type Hou	ıse	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

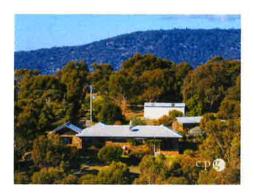
OR

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









Indicative Selling Price \$1,595,000 **Median House Price** Year ending June 2024: \$765,000

Comparable Properties



145 Leversha Rd HARCOURT 3453 (REI)

Price: \$1,375,000 Method: Private Sale Date: 30/11/2023 Property Type: House

Land Size: 226624.16 sqm approx

Agent Comments

208 Faraday Sutton Grange Rd FARADAY 3451 Agent Comments

(VG)

5

•





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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way wilhout the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only, Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions