

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

7 Station Street, Harcourt Vic 3453

Indicative selling price

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

Single price \$395,000

Median sale price

Median price \$747,500

Property Type House

Suburb Harcourt

Period - From 01/07/2022

to 30/06/2023

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	20 Molly Dr HARCOURT 3453	\$430,000	15/05/2023
2	3 Pippin Ct HARCOURT 3453	\$380,000	17/02/2023
3	26 Pippin Ct HARCOURT 3453	\$360,000	05/09/2022

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:

05/10/2023 11:46



Property Type: Hobby Farm < 20 ha
Land Size: 15360 sqm approx
Agent Comments

Indicative Selling Price
 \$395,000
Median House Price
 Year ending June 2023: \$747,500

Comparable Properties



20 Molly Dr HARCOURT 3453 (REI/VG)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 15/05/2023
Property Type: Land
Land Size: 5334 sqm approx

3 Pippin Ct HARCOURT 3453 (VG)

Agent Comments



Price: \$380,000
Method: Sale
Date: 17/02/2023
Property Type: Land
Land Size: 944 sqm approx



26 Pippin Ct HARCOURT 3453 (REI/VG)

Agent Comments



Price: \$360,000
Method: Private Sale
Date: 05/09/2022
Property Type: Land
Land Size: 825 sqm approx

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