

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

330 Eagles Road, Harcourt Vic 3453

Indicative selling price

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

Single price

\$849,000

Median sale price

Median price

\$537,500

Property Type

House

Suburb

Harcourt

Period - From

01/04/2020

to

31/03/2021

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	290 North Harcourt Rd HARCOURT NORTH 3453	\$895,000	27/11/2020
2	140 Gaaschs Rd HARCOURT 3453	\$850,000	05/12/2019
3	54 Bagshaw St HARCOURT 3453	\$825,000	13/04/2021

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:

10/05/2021 15:10



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Rooms: 5
Property Type: House
Land Size: 40470 sqm approx
Agent Comments

Indicative Selling Price
\$849,000

Median House Price
Year ending March 2021: \$537,500

Comparable Properties

**290 North Harcourt Rd HARCOURT NORTH
3453 (VG)**

Agent Comments

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Price: \$895,000
Method: Sale
Date: 27/11/2020
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 10000 sqm approx

140 Gaaschs Rd HARCOURT 3453 (VG)

Agent Comments

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Price: \$850,000
Method: Sale
Date: 05/12/2019
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 119004 sqm approx



54 Bagshaw St HARCOURT 3453 (REI)

Agent Comments

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Price: \$825,000
Method: Private Sale
Date: 13/04/2021
Property Type: House
Land Size: 32400 sqm approx