

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

21 Station Street, Harcourt Vic 3453

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$360,000

&

\$370,000

Median sale price

Median price

House

Unit

Suburb or locality

Period - From

to

Source

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 eighteen 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	27 Buckley St HARCOURT 3453	\$390,000	16/12/2016
2	7 Symes Rd HARCOURT 3453	\$365,000	24/11/2016
3	24 Barker St HARCOURT 3453	\$320,000	23/11/2016

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 eighteen months.~~



3 1

Rooms:
Property Type: House (Res)
Land Size: 631 sqm approx
Agent Comments

Indicative Selling Price
 \$360,000 - \$370,000

Comparable Properties



27 Buckley St HARCOURT 3453 (VG)

Agent Comments

3 - -

Price: \$390,000
Method: Sale
Date: 16/12/2016
Rooms: -
Property Type: House (Res)
Land Size: 1012 sqm approx



7 Symes Rd HARCOURT 3453 (REI)

Agent Comments

5 2 1

Price: \$365,000
Method: Private Sale
Date: 24/11/2016
Rooms: 9
Property Type: House



24 Barker St HARCOURT 3453 (REI)

Agent Comments

3 1 2

Price: \$320,000
Method: Private Sale
Date: 23/11/2016
Rooms: 4
Property Type: House