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	2c Warren Street, Harcourt Vic 3453	
Including suburb or		
locality and postcode		Û
	-	

Indicative selling price

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

Single price \$395,000

26 Pippin Ct HARCOURT 3453

Median sale price

Median price	\$765,000	Pro	perty Type	House		Suburb	Harcourt
Period - From	01/10/2022	to	30/09/2023		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.

Add	dress 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

OR

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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.

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This Statement of Information was prepared on:	14/12/2023 11:05



05/09/2022

\$360,000











Property Type: Land Land Size: 778 sqm approx

Agent Comments

Indicative Selling Price \$395,000 **Median House Price**

Year ending September 2023: \$765,000

Comparable Properties



20 Molly Dr HARCOURT 3453 (REI/VG)





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

Land Size: 5334 sqm approx

Agent Comments

3 Pippin Ct HARCOURT 3453 (VG)

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



26 Pippin Ct HARCOURT 3453 (REI/VG)



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

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





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