

## 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

2c Warren Street, Harcourt Vic 3453

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$395,000

### Median sale price

Median price \$765,000

Property 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.

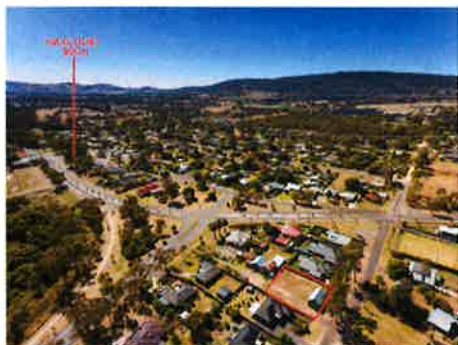
	Address of comparable property	Price	Date of sale
1	20 Molly Dr HARCOURT 3453	\$430,000	15/05/2023
2	3 Pippin Ct HARCOURT 3453	\$380,000	17/02/2023
3	26 Pippin Ct HARCOURT 3453	\$360,000	05/09/2022

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:

14/12/2023 11:05



**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)**

**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

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