# Statement of Information Single residential property located outside the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb or locality and postcode

Address 3730 Harmony Way, Harcourt Vic 3453

### Indicative selling price

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

Single price \$770,000

#### Median sale price

Median price	\$680,000	Pro	perty Type Hou	ise	S	Suburb	Harcourt
Period - From	01/04/2021	to	31/03/2022	Sou	irce F	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

#### OR

**B**<sup>\*</sup> 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.

This Statement of Information was prepared on:

15/06/2022 15:20









**Property Type:** Agent Comments Indicative Selling Price \$770,000 Median House Price Year ending March 2022: \$680,000

# **Comparable Properties**

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.

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172





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