

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

30 Bagshaw Street, Harcourt Vic 3453

Indicative selling price

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

Single price

\$659,000

Median sale price

Median price

\$505,000

Property Type

House

Suburb

Harcourt

Period - From

19/08/2019

to

18/08/2020

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	146 Victoria Rd HARCOURT 3453	\$700,000	09/05/2019
2	59 Karingal Park Dr BARKERS CREEK 3451	\$687,500	13/03/2020
3	3 Craigie St HARCOURT 3453	\$640,000	31/05/2019

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:

19/08/2020 14:22



4 2 4

Rooms: 6

Property Type: House (Previously Occupied - Detached)

Land Size: 6474 sqm approx

Agent Comments

Indicative Selling Price

\$659,000

Median House Price

19/08/2019 - 18/08/2020: \$505,000

Comparable Properties

146 Victoria Rd HARCOURT 3453 (VG)

Agent Comments

3 - -

Price: \$700,000

Method: Sale

Date: 09/05/2019

Property Type: House (Res)

Land Size: 1319 sqm approx



59 Karingal Park Dr BARKERS CREEK 3451 (REI/VG)

Agent Comments

4 2 4

Price: \$687,500

Method: Private Sale

Date: 13/03/2020

Rooms: 6

Property Type: House

Land Size: 4046 sqm approx



3 Craigie St HARCOURT 3453 (REI/VG)

Agent Comments

4 2 2

Price: \$640,000

Method: Private Sale

Date: 31/05/2019

Rooms: 6

Property Type: House

Land Size: 2000 sqm approx