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 10 Pippin Court, Harcourt Vic 3453

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single pric	e \$725,000								
Median sale price									
Median price	\$680,000	Property Type		House			Suburb	Harcourt	
Period - From	01/04/2021	to	31/03/2022		So	urce	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	8 Binghams Rd HARCOURT 3453	\$705,000	20/04/2022
2	20 Pippin Ct HARCOURT 3453	\$690,000	01/07/2021
3	6 High St HARCOURT 3453	\$685,000	02/06/2022

OR

B*_ The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

11/07/2022 13:54









Property Type: Agent Comments

Indicative Selling Price \$725,000 **Median House Price** Year ending March 2022: \$680,000

Comparable Properties

8 Binghams Rd HARCOURT 3453 (REI/VG) 3 2 2 2 Price: \$705,000 Method: Private Sale Date: 20/04/2022 Property Type: House Land Size: 600 sqm approx	Agent Comments
20 Pippin Ct HARCOURT 3453 (REI/VG) 2 2 2 2 Price: \$690,000 Method: Private Sale Date: 01/07/2021 Property Type: House Land Size: 760 sqm approx	Agent Comments
6 High St HARCOURT 3453 (REI/VG) 3 2 2 2 Price: \$685,000	Agent Comments



Price: \$685,000 Method: Private Sale

Date: 02/06/2022 Property Type: House Land Size: 700 sqm approx

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



propertydata

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