

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

10 Pippin Court, Harcourt Vic 3453

Indicative selling price

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

Single price

\$725,000

Median sale price

Median price

\$680,000

Property Type

House

Suburb

Harcourt

Period - From

01/04/2021

to

31/03/2022

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	8 Bingham 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 comparable properties 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 Bingham's Rd HARCOURT 3453 (REI/VG)

Agent Comments



Price: \$705,000
Method: Private Sale
Date: 20/04/2022
Property Type: House
Land Size: 600 sqm approx



20 Pippin Ct HARCOURT 3453 (REI/VG)

Agent Comments



Price: \$690,000
Method: Private Sale
Date: 01/07/2021
Property Type: House
Land Size: 760 sqm approx



6 High St HARCOURT 3453 (REI/VG)

Agent Comments



Price: \$685,000
Method: Private Sale
Date: 02/06/2022
Property Type: House
Land Size: 700 sqm approx