

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 26 Buckley Street, Harcourt Vic 3453
Including suburb or locality and postcode

Indicative selling price

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

Single price \$599,000

Median sale price

Median price \$730,000

Property Type House

Suburb Harcourt

Period - From 01/10/2023

to 30/09/2024

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	34 Buckley St HARCOURT 3453	\$662,000	25/11/2024
2	27 Bingham Rd HARCOURT 3453	\$647,000	04/11/2024
3	33 Mills Rd HARCOURT 3453	\$650,000	17/05/2024

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:

14/01/2025 17:17



3 1 1

Rooms: 4
Property Type: House
 Agent Comments

Indicative Selling Price
 \$599,000
Median House Price
 Year ending September 2024: \$730,000

Comparable Properties



34 Buckley St HARCOURT 3453 (REI)

Agent Comments

4 2 4

Price: \$662,000
Method: Private Sale
Date: 25/11/2024
Property Type: House
Land Size: 1014 sqm approx



27 Bingham's Rd HARCOURT 3453 (REI)

Agent Comments

4 2 4

Price: \$647,000
Method: Private Sale
Date: 04/11/2024
Property Type: House
Land Size: 786 sqm approx



33 Mills Rd HARCOURT 3453 (REI/VG)

Agent Comments

4 1 2

Price: \$650,000
Method: Private Sale
Date: 17/05/2024
Property Type: House
Land Size: 902 sqm approx

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