Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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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

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Median sale price

Median price	\$730,000	Pro	perty 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

Address of comparable property		Price	Date of sale
1	34 Buckley St HARCOURT 3453	\$662,000	25/11/2024
2	27 Binghams 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 comparableproperties 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









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)

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Agent Comments

Price: \$662,000

Method: Private Sale

Date: 25/11/2024

Property Type: House

Land Size: 1014 sqm approx



27 Binghams Rd HARCOURT 3453 (REI)

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Agent Comments

Agent Comments

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)

1

Date: 17/05/2024



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Price: \$650,000
Method: Private Sale

Property Type: House **Land Size:** 902 sqm approx

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





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