# 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 13 Symes Road, Harcourt Vic 3453

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |            |     |                 |          |                 |  |  |
|--|------------|-----|-----------------|----------|-----------------|--|--|
| Single price   | \$425,000  |     |                 |          |                 |  |  |
| Median sale price  |            |     |                 |          |                 |  |  |
| Median price   | \$220,500  | Pro | operty Type Vac | ant land | Suburb Harcourt |  |  |
| Period - From  | 04/04/2024 | to  | 03/04/2025      | Source   | Property Data   |  |  |

## 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

| Address of comparable property | Price | Date of sale |
|--------------------------------|-------|--------------|
| 1                              |       |              |
| 2                              |       |              |
| 3                              |       |              |

OR

**B**<sup>\*</sup> 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 eighteen months.

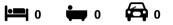
This Statement of Information was prepared on:

04/04/2025 12:14









Property Type: Land Land Size: 4097 sqm approx Agent Comments Indicative Selling Price \$425,000 Median Land Price 04/04/2024 - 03/04/2025: \$220,500

# **Comparable Properties**

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 eighteen months.

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