

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

16 Molly Drive, Harcourt Vic 3453

Indicative selling price

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

Single price \$850,000

Median sale price

Median price \$743,500

Property Type House

Suburb Harcourt

Period - From 13/11/2023

to 12/11/2024

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	30 Barker St HARCOURT 3453	\$730,000	23/04/2024
2	24 Buckley St HARCOURT 3453	\$855,000	01/11/2023
3	7 Pippin Ct HARCOURT 3453	\$865,000	31/05/2023

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:

13/11/2024 16:07



Property Type:
Agent Comments

Indicative Selling Price
\$850,000
Median House Price
13/11/2023 - 12/11/2024: \$743,500

Comparable Properties



30 Barker St HARCOURT 3453 (REI)

Agent Comments



Price: \$730,000
Method: Private Sale
Date: 23/04/2024
Property Type: House
Land Size: 1990 sqm approx



24 Buckley St HARCOURT 3453 (REI/VG)

Agent Comments



Price: \$855,000
Method: Private Sale
Date: 01/11/2023
Property Type: House
Land Size: 906 sqm approx



7 Pippin Ct HARCOURT 3453 (REI/VG)

Agent Comments



Price: \$865,000
Method: Private Sale
Date: 31/05/2023
Property Type: House
Land Size: 864 sqm approx

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