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 |138 Victoria Road, Harcourt Vic 3453

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Single price	\$795,000						

Median sale price

Median price	\$770,500	Pro	operty Type Hou	ISE	Suburb	Harcourt
Period - From	21/07/2022	to	20/07/2023	Sour	rce 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 eighteen 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		
2		
3		

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 eighteen months.

This Statement of Information was prepared on:

21/07/2023 10:18









Property Type: House **Land Size:** 969 sqm approx Agent Comments Indicative Selling Price \$795,000 Median House Price 21/07/2022 - 20/07/2023: \$770,500

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.

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172





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