

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

21 Mills Road, Harcourt Vic 3453

Indicative selling price

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

Single price

\$395,000

Median sale price

Median price

\$495,000

Property Type

House

Suburb

Harcourt

Period - From

18/09/2018

to

17/09/2019

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	3 Adams Rd BARKERS CREEK 3451	\$452,500	07/08/2018
2	46 High St HARCOURT 3453	\$385,000	20/03/2018
3	53 Coolstore Rd HARCOURT 3453	\$350,000	06/08/2018

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:

18/09/2019 12:05



3 1 2

Rooms: 4

Property Type: House

Land Size: 1000 sqm approx

Agent Comments

Indicative Selling Price

\$395,000

Median House Price

18/09/2018 - 17/09/2019: \$495,000

Comparable Properties



3 Adams Rd BARKERS CREEK 3451 (REI)

Agent Comments

3 1 -

Price: \$452,500

Method: Private Sale

Date: 07/08/2018

Rooms: 5

Property Type: House



46 High St HARCOURT 3453 (VG)

Agent Comments

3 - -

Price: \$385,000

Method: Sale

Date: 20/03/2018

Property Type: House (Res)

Land Size: 994 sqm approx



53 Coolstore Rd HARCOURT 3453 (REI/VG)

Agent Comments

4 1 2

Price: \$350,000

Method: Private Sale

Date: 06/08/2018

Rooms: 6

Property Type: House

Land Size: 1574 sqm approx