

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

77 Douglas Lane, Harcourt Vic 3453

Indicative selling price

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

Range between \$715,000 & \$735,000

Median sale price

Median price \$732,500 Property Type House Suburb Harcourt

Period - From 19/04/2022 to 18/04/2023 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	35 Eagles Rd HARCOURT 3453	\$745,000	10/03/2022
2	12 Coolstore Rd HARCOURT 3453	\$740,000	12/07/2022
3	58 Mcivor Rd HARCOURT NORTH 3453	\$705,000	21/10/2022

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:

19/04/2023 12:15



Property Type:
Agent Comments

Indicative Selling Price

\$715,000 - \$735,000

Median House Price

19/04/2022 - 18/04/2023: \$732,500

Comparable Properties



35 Eagles Rd HARCOURT 3453 (REI/VG)

Agent Comments



Price: \$745,000

Method: Private Sale

Date: 10/03/2022

Property Type: House

Land Size: 5028 sqm approx



12 Coolstore Rd HARCOURT 3453 (REI/VG)

Agent Comments



Price: \$740,000

Method: Private Sale

Date: 12/07/2022

Property Type: House

Land Size: 1898 sqm approx

58 Mcivor Rd HARCOURT NORTH 3453 (VG)

Agent Comments



Price: \$705,000

Method: Sale

Date: 21/10/2022

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 10000 sqm approx

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