

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

70 Reservoir Road, Harcourt Vic 3453

Indicative selling price

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

Single price

\$625,000

Median sale price

Median price

\$560,000

Property Type

House

Suburb

Harcourt

Period - From

09/11/2019

to

08/11/2020

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 Bagshaw St HARCOURT 3453	\$650,000	11/09/2020
2	7 Pippin Ct HARCOURT 3453	\$575,000	28/01/2020
3	24 Pippin Ct HARCOURT 3453	\$570,000	12/08/2020

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:

09/11/2020 16:26



3 -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4000 sqm approx

Agent Comments

Indicative Selling Price

\$625,000

Median House Price

09/11/2019 - 08/11/2020: \$560,000

Comparable Properties



30 Bagshaw St HARCOURT 3453 (REI)

Agent Comments

4 2 4

Price: \$650,000

Method: Private Sale

Date: 11/09/2020

Rooms: 6

Property Type: House

Land Size: 6474 sqm approx

7 Pippin Ct HARCOURT 3453 (REI/VG)

Agent Comments

4 2 2

Price: \$575,000

Method: Private Sale

Date: 28/01/2020

Rooms: 6

Property Type: House

Land Size: 870 sqm approx



24 Pippin Ct HARCOURT 3453 (REI/VG)

Agent Comments

4 2 2

Price: \$570,000

Method: Private Sale

Date: 12/08/2020

Property Type: House

Land Size: 840 sqm approx