

# 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

229 Blackjack Road, Harcourt Vic 3453

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$695,000

### Median sale price

Median price \$743,500

Property Type House

Suburb Harcourt

Period - From 01/01/2024

to 31/12/2024

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	3476 Harmony Way HARCOURT 3453	\$710,000	19/08/2024
2	12 Gaaschs Rd HARCOURT 3453	\$757,000	19/06/2024
3	54 Peelers Rd HARCOURT 3453	\$680,000	08/03/2024

**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:

29/01/2025 15:19



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$695,000  
**Median House Price**  
Year ending December 2024: \$743,500

## Comparable Properties

**3476 Harmony Way HARCOURT 3453 (VG)**

**Agent Comments**



**Price:** \$710,000  
**Method:** Sale  
**Date:** 19/08/2024  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 6500 sqm approx



**12 Gaaschs Rd HARCOURT 3453 (REI)**

**Agent Comments**



**Price:** \$757,000  
**Method:** Private Sale  
**Date:** 19/06/2024  
**Property Type:** House  
**Land Size:** 25292.88 sqm approx



**54 Peelers Rd HARCOURT 3453 (REI/VG)**

**Agent Comments**



**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 08/03/2024  
**Property Type:** House  
**Land Size:** 4350 sqm approx

**Account - Castlemaine Property Group** | P: 03 5470 6277 | F: 03 5470 6377