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	229 Blackjack Road, Harcourt Vic 3453
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$695,000

Median sale price

Median price	\$743,500	Pro	perty 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.

Ad	dress 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









Agent Comments

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

Comparable Properties

3476 Harmony Way HARCOURT 3453 (VG)

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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)

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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)

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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





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