

# 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 26 Buckley Street, 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 \$645,000

### Median sale price

Median price \$743,500 Property Type House Suburb Harcourt

Period - From 09/12/2023 to 08/12/2024 Source Property Data

### 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 | 27 Bingham Rd HARCOURT 3453    | \$647,000 | 04/11/2024   |
| 2 | 33 Mills Rd HARCOURT 3453      | \$650,000 | 17/05/2024   |
| 3 | 32 Buckley St HARCOURT 3453    | \$770,000 | 26/09/2023   |

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: 09/12/2024 12:08



3 1 2

**Rooms:** 4  
**Property Type:** House  
**Land Size:** 597 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$645,000  
**Median House Price**  
 09/12/2023 - 08/12/2024: \$743,500

## Comparable Properties



**27 Bingham's Rd HARCOURT 3453 (REI)**

Agent Comments

4 2 4

**Price:** \$647,000  
**Method:** Private Sale  
**Date:** 04/11/2024  
**Property Type:** House  
**Land Size:** 786 sqm approx



**33 Mills Rd HARCOURT 3453 (REI/VG)**

Agent Comments

4 1 2

**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 17/05/2024  
**Property Type:** House  
**Land Size:** 902 sqm approx



**32 Buckley St HARCOURT 3453 (REI/VG)**

Agent Comments

3 2 4

**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 26/09/2023  
**Property Type:** House  
**Land Size:** 2083 sqm approx

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