Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	26 Buckley Street, 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 \$645,000

Median sale price

Median price \$743,500	Pro	perty Type	House		Suburb	Harcourt
Period - From 09/12/2023	to	08/12/2024		Source	Property	y 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.

Add	dress of comparable property	Price	Date of sale
1	27 Binghams 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













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 Binghams Rd HARCOURT 3453 (REI)



Agent Comments

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)

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





Agent Comments









32 Buckley St HARCOURT 3453 (REI/VG)

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

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





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