

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

134 Victoria Road, Harcourt Vic 3453

Indicative selling price

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

Single price \$515,000

Median sale price

Median price \$743,500

Property Type House

Suburb Harcourt

Period - From 01/04/2024

to 31/03/2025

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 eighteen 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	132 Victoria Rd HARCOURT 3453	\$460,000	22/07/2024
2			
3			

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 eighteen months.~~

This Statement of Information was prepared on:

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Property Type: House
Land Size: 1835 sqm approx
Agent Comments

Indicative Selling Price
\$515,000
Median House Price
Year ending March 2025: \$743,500

Comparable Properties



132 Victoria Rd HARCOURT 3453 (REI/VG)

Agent Comments

3 1 2

Price: \$460,000
Method: Private Sale
Date: 22/07/2024
Property Type: House (Res)
Land Size: 1290 sqm approx

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 eighteen months.