

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

16 Molly Drive, Harcourt Vic 3453

Indicative selling price

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

Single price

\$810,000

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 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	22 Wright St HARCOURT 3453	\$797,000	17/04/2025
2	30 Barker St HARCOURT 3453	\$730,000	23/04/2024
3	28 Eagles Rd HARCOURT 3453	\$875,000	01/03/2024

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:

18/06/2025 08:40



Property Type:
Agent Comments

Indicative Selling Price
\$810,000
Median House Price
Year ending March 2025: \$743,500

Comparable Properties



22 Wright St HARCOURT 3453 (REI)

Agent Comments



Price: \$797,000
Method: Private Sale
Date: 17/04/2025
Property Type: House
Land Size: 1028 sqm approx



30 Barker St HARCOURT 3453 (REI)

Agent Comments



Price: \$730,000
Method: Private Sale
Date: 23/04/2024
Property Type: House
Land Size: 1990 sqm approx



28 Eagles Rd HARCOURT 3453 (REI/VG)

Agent Comments



Price: \$875,000
Method: Private Sale
Date: 01/03/2024
Property Type: House
Land Size: 2023 sqm approx

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