









Property Type: Agent Comments

Indicative Selling Price \$595,000 **Median House Price** Year ending March 2025: \$743,500

Comparable Properties



67 Red Gum Valley Rd RAVENSWOOD SOUTH 3453

(REI)







Agent Comments

Price: \$710,000 Method: Private Sale Date: 14/04/2025 Property Type: House

Land Size: 32374.88 sqm approx

3476 Harmony Way HARCOURT 3453 (VG)





Agent Comments

Price: \$710,000 Method: Sale Date: 19/08/2024

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 6500 sqm approx

171 Blackjack Rd HARCOURT 3453 (REI/VG)







Price: \$730,000 Method: Private Sale Date: 06/06/2024 **Property Type:** House

Land Size: 32577.22 sqm approx

Agent Comments

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	229 Blackjack Road, Harcourt Vic 3453
Including suburb or	19.
locality and postcode	

Indicative selling price

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

Single price \$595,000

171 Blackjack Rd HARCOURT 3453

Median sale price

Median price	\$743,500	Pro	pperty Type Hou	ıse	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.

\$710,000	14/04/2025
\$710,000	19/08/2024

OR

3

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:	23/04/2025 15:22

\$730,000



06/06/2024