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

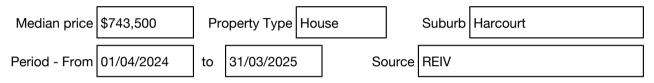
29 Jonathon Lane, Harcourt Vic 3453

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	For the meaning of	this price see	consumer.vic.gov.au	J/underquoting
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Single price \$810,000

Median sale price



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	Iress of comparable property	Price	Date of sale
1	121 Binghams Rd HARCOURT 3453	\$930,000	25/11/2024
2	38 Davies Rd WALMER 3463	\$925,000	19/11/2024
3	4376 Calder Hwy RAVENSWOOD SOUTH 3453	\$970,000	07/11/2024

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:

29/05/2025 15:42









Rooms: 6 Property Type: Residence -Farming Zone Land Size: 148,114.95 sqm approx Agent Comments Indicative Selling Price \$810,000 Median House Price Year ending March 2025: \$743,500

Comparable Properties



 121 Binghams Rd HARCOURT 3453 (REI/VG)
 Agent Comments

 3
 2
 2

Price: \$930,000 Method: Private Sale Date: 25/11/2024 Property Type: House Land Size: 35612.37 sqm approx

38 Davies Rd WALMER 3463 (VG)

Agent Comments



Price: \$925,000 Method: Sale Date: 19/11/2024 Property Type: Hobby Farm < 20 ha (Rur) Land Size: 101190 sqm approx



4376 Calder Hwy RAVENSWOOD SOUTH 3453 (REI/VG) Agent Comments



Price: \$970,000 Method: Private Sale Date: 07/11/2024 Property Type: House Land Size: 20234.30 sqm approx

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



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