

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 145 Leversha Road, Harcourt Vic 3453
Including suburb or locality and postcode

Indicative selling price

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

Range between \$1,395,000 & \$1,450,000

Median sale price

Median price \$765,000 Property Type House Suburb Harcourt

Period - From 13/09/2022 to 12/09/2023 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 | | |
| 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: 13/09/2023 12:42

145 Leversha Road, Harcourt Vic 3453



 4  1  5

Rooms: 5
Property Type: House
Land Size: 4046 sqm approx
Agent Comments

Indicative Selling Price
\$1,395,000 - \$1,450,000
Median House Price
13/09/2022 - 12/09/2023: \$765,000

Comparable Properties

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.

Account - Harkin Estate Agents



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