

# 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 Dr, Harcourt Vic 3453

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$895,000

### Median sale price

Median price \$767,500

Property Type House

Suburb Harcourt

Period - From 15/05/2023

to 14/05/2024

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	7 Pippin Ct HARCOURT 3453	\$865,000	31/05/2023
2	24 Buckley St HARCOURT 3453	\$855,000	01/11/2023
3	25 Pippin Ct HARCOURT 3453	\$835,000	25/05/2023

**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:

15/05/2024 12:15



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$895,000  
**Median House Price**  
15/05/2023 - 14/05/2024: \$767,500

## Comparable Properties



**7 Pippin Ct HARCOURT 3453 (REI/VG)**

Agent Comments



**Price:** \$865,000  
**Method:** Private Sale  
**Date:** 31/05/2023  
**Property Type:** House  
**Land Size:** 864 sqm approx



**24 Buckley St HARCOURT 3453 (REI/VG)**

Agent Comments



**Price:** \$855,000  
**Method:** Private Sale  
**Date:** 01/11/2023  
**Property Type:** House  
**Land Size:** 906 sqm approx



**25 Pippin Ct HARCOURT 3453 (REI/VG)**

Agent Comments



**Price:** \$835,000  
**Method:** Private Sale  
**Date:** 25/05/2023  
**Property Type:** House  
**Land Size:** 840 sqm approx

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