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	16 Molly Dr, Harcourt Vic 3453
Including suburb or	
Including suburb or locality and postcode	

Indicative selling price

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

Single price \$895,000

Median sale price

Median price	\$767,500	Pro	perty Type Ho	use	Suburb	Harcourt
Period - From	15/05/2023	to	14/05/2024	Sourc	eREIV	

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
, ,	10/00/2021 12:10









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)

4 b 2 **6** 2

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



24 Buckley St HARCOURT 3453 (REI/VG)

4

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



25 Pippin Ct HARCOURT 3453 (REI/VG)

4 🖢 2

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

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





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