Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 88 Mills Road, Harcourt Vic 3453

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | |
|--|------------|-----|-------------|-------|--------|--------|----------|--|--|
| Single price | \$82,500 | | | | | | | | |
| Median sale pi | rice | | | | | | | | |
| Median price | \$760,000 | Pro | operty Type | House | | Suburb | Harcourt | | |
| Period - From | 24/11/2022 | to | 23/11/2023 | | 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto 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:

24/11/2023 10:52









Property Type: House Land Size: 1600 sqm approx Agent Comments Indicative Selling Price \$82,500 Median House Price 24/11/2022 - 23/11/2023: \$760,000

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 - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172





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