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	34 Buckley Street, Harcourt Vic 3453

Indicative selling price

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

Single price $675,000

Median sale price

Median price $765,000 Property Type House Suburb Harcourt

Period - From 01/07/2023 to 30/06/2024 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	33 Mills Rd HARCOURT 3453	$650,000	17/05/2024
2	40 Peelers Rd HARCOURT 3453	$700,000	02/11/2023
3	7 Eagles Rd HARCOURT 3453	$620,000	09/03/2023

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: 29/08/2024 10:46

34 Buckley Street, Harcourt Vic 3453

Leah Panos
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4 2 4

Property Type: House
Land Size: 1014 sqm approx

Agent Comments

Indicative Selling Price
$675,000
Median House Price
Year ending June 2024: $765,000

Comparable Properties



33 Mills Rd HARCOURT 3453 (REI/VG)

4 1 2

Price: $650,000
Method: Private Sale
Date: 17/05/2024
Property Type: House
Land Size: 902 sqm approx

Agent Comments



40 Peelers Rd HARCOURT 3453 (VG)

3 - -

Price: $700,000
Method: Sale
Date: 02/11/2023
Property Type: House (Res)
Land Size: 1343 sqm approx

Agent Comments



7 Eagles Rd HARCOURT 3453 (REI/VG)

3 2 2

Price: $620,000
Method: Private Sale
Date: 09/03/2023
Property Type: House
Land Size: 945 sqm approx

Agent Comments

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