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	28 Station Street, Harcourt Vic 3453

Indicative selling price

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

Single price $285,000

Median sale price

Median price $730,000 Property Type House Suburb Harcourt

Period - From 03/04/2024 to 02/04/2025 Source Property Data

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	8755 Midland Hwy BARKERS CREEK 3451	$280,000	01/10/2024
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: 03/04/2025 12:05

28 Station Street, Harcourt Vic 3453



2 1

Property Type: House
Land Size: 619 sqm approx

Agent Comments

Indicative Selling Price
$285,000
Median House Price
03/04/2024 - 02/04/2025: $730,000

Comparable Properties



8755 Midland Hwy BARKERS CREEK 3451 (REI/VG)

3 1 1

Price: $280,000
Method: Private Sale
Date: 01/10/2024
Property Type: House
Land Size: 610 sqm approx

Agent Comments

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 - Jellis Craig | P: 03 5472 1155 | F: 03 5472 3087

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