

# 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

Part of 20 Harmony Way, 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 \$250,000

### Median sale price

Median price \$162,500

Property Type Vacant land

Suburb Harcourt

Period - From 09/02/2020

to 08/02/2021

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 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	10 Mosquito Gully Rd HARCOURT 3453	\$220,000	25/09/2019
2	22 Poplar Dr HARCOURT 3453	\$205,000	25/02/2020
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:

09/02/2021 10:51



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$250,000

**Median Land Price**  
09/02/2020 - 08/02/2021: \$162,500

## Comparable Properties



**10 Mosquito Gully Rd HARCOURT 3453 (VG)** Agent Comments



**Price:** \$220,000  
**Method:** Sale  
**Date:** 25/09/2019  
**Property Type:** Mixed Farming (Rur)  
**Land Size:** 219200 sqm approx

**22 Poplar Dr HARCOURT 3453 (VG)** Agent Comments



**Price:** \$205,000  
**Method:** Sale  
**Date:** 25/02/2020  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 20000 sqm approx

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.