

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	15a High Street, Harcourt Vic 3453
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Indicative selling price

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

Single price

Median sale price*

Median price	<input type="text"/>	House	<input type="text"/>	Unit	<input type="text"/>	Suburb	<input type="text" value="Harcourt"/>
Period - From	<input type="text"/>	to	<input type="text"/>	Source	<input type="text"/>		

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	15 High St HARCOURT 3453	\$405,000	14/08/2018
2	46 High St HARCOURT 3453	\$385,000	20/03/2018
3	8 Bingham Rd HARCOURT 3453	\$365,000	08/03/2018

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$405,000
No median price available

Comparable Properties

15 High St HARCOURT 3453 (REI)

Agent Comments



Price: \$405,000
Method: Private Sale
Date: 14/08/2018
Rooms: -
Property Type: House



46 High St HARCOURT 3453 (VG)

Agent Comments



Price: \$385,000
Method: Sale
Date: 20/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 994 sqm approx

8 Bingham Rd HARCOURT 3453 (VG)

Agent Comments



Price: \$365,000
Method: Sale
Date: 08/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 599 sqm approx