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

20 Pippin Court, Harcourt Vic 3453

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$695,000		&		\$725,000			
Median sale pr	rice							
Median price	\$560,000	Pro	operty Type	Hou	se		Suburb	Harcourt
Period - From	14/05/2020	to	13/05/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	1 Binghams Rd HARCOURT 3453	\$785,000	21/08/2020
2	7 Pippin Ct HARCOURT 3453	\$575,000	28/01/2020
3	24 Pippin Ct HARCOURT 3453	\$570,000	12/08/2020

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:

14/05/2021 11:16









Property Type: Land **Land Size:** 674 sqm approx Agent Comments Indicative Selling Price \$695,000 - \$725,000 Median House Price 14/05/2020 - 13/05/2021: \$560,000

Comparable Properties



1 Binghams Rd HARCOURT 3453 (REI/VG) Agent Comments



Price: \$785,000 Method: Private Sale Date: 21/08/2020 Rooms: 5 Property Type: House Land Size: 1539 sqm approx

7 Pippin Ct HARCOURT 3453 (REI/VG)

Agent Comments



Price: \$575,000 Method: Private Sale Date: 28/01/2020 Rooms: 6 Property Type: House Land Size: 870 sqm approx



24 Pippin Ct HARCOURT 3453 (REI/VG)



Price: \$570,000 Method: Private Sale Date: 12/08/2020 Property Type: House Land Size: 840 sqm approx Agent Comments







The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.