

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$695,000 & \$725,000

### Median sale price

Median price \$560,000 Property Type House Suburb Harcourt

Period - From 14/05/2020 to 13/05/2021 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 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 | 1 Bingham 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 Bingham's 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)**

**Agent Comments**



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