



# STATEMENT OF INFORMATION

15 EAGLES ROAD, HARCOURT, VIC 3453

PREPARED BY DI SELWOOD, BENDIGO PROPERTY PLUS, PHONE: 0488 148 358

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**15 EAGLES ROAD, HARCOURT, VIC 3453**

 4  2  2

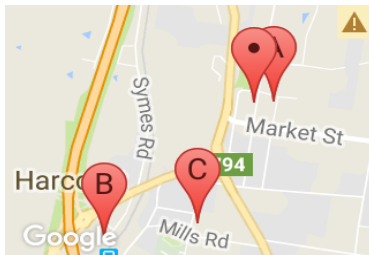
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$469,000 to \$518,000**

Provided by: Di Selwood, Bendigo Property Plus

## MEDIAN SALE PRICE



**HARCOURT, VIC, 3453**

**Suburb Median Sale Price (House)**

**\$405,000**

01 October 2016 to 30 September 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**41 BARKER ST, HARCOURT, VIC 3453**

 4  2  5

**Sale Price**

**\$523,000**

Sale Date: 07/07/2016

Distance from Property: 133m



**15 STATION ST, HARCOURT, VIC 3453**

 3  2  2

**Sale Price**

**\$449,000**

Sale Date: 14/11/2016

Distance from Property: 1.4km



**32 BINGHAMS RD, HARCOURT, VIC 3453**

 4  2  6

**Sale Price**

**\$507,500**

Sale Date: 17/05/2017

Distance from Property: 955m



This report has been compiled on 16/11/2017 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

15 EAGLES ROAD, HARCOURT, VIC 3453

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$469,000 to \$518,000

Median sale price

Median price

\$405,000

House

X

Unit


Suburb

HARCOURT

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
41 BARKER ST, HARCOURT, VIC 3453	\$523,000	07/07/2016
15 STATION ST, HARCOURT, VIC 3453	\$449,000	14/11/2016
32 BINGHAMS RD, HARCOURT, VIC 3453	\$507,500	17/05/2017