

# Ian Howard Real Estate and Stock Agency

## Statement of Information

Single residential property located outside the Melbourne Metropolitan area  
**Sections 47AF of the Estate Agents Act 1980**

### **Property Offered For Sale**

55 Kelly Street, Pyramid Hill 3575

### **Indicative Selling Price**

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

### **Single Amount \$110,000**

### **Median sale price**

Median house for Pyramid Hill for period January 2016 – December 2017  
Sourced from Core Logic

**\$115,000**

### **Comparable property sales**

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.

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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.