

# STATEMENT OF INFORMATION

35 BARBER STREET, PYRAMID HILL, VIC 3575 PREPARED BY FP NEVINS & CO REAL ESTATE PTY LTD

# STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 35 BARBER STREET, PYRAMID HILL, VIC 🚐 3 🕒 1





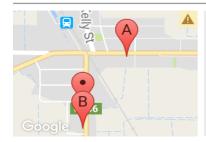
**Indicative Selling Price** 

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

Price Range:

\$170,000 to \$185,000

### **MEDIAN SALE PRICE**



# **PYRAMID HILL, VIC, 3575**

**Suburb Median Sale Price (House)** 

\$112,500

01 April 2016 to 31 March 2017

Provided by: **pricefinder** 

#### **COMPARABLE PROPERTIES**

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.



# 60 VICTORIA ST, PYRAMID HILL, VIC 3575







Sale Price

\$110,000

Sale Date: 20/01/2017

Distance from Property: 487m





Sale Price \$130,000

Sale Date: 04/01/2017







Distance from Property: 141m



# 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	35 BARBER STREET, PYRAMID HILL, VIC 3575
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#### Indicative selling price

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

Price Range: \$170,000 to \$185,000

# Median sale price

Median price	\$112,500	House	Unit	Suburb	PYRAMID HILL
Period	01 April 2016 to 31 March 2017		Source	p	ricefinder

# 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.

Address of comparable property	Price	Date of sale
60 VICTORIA ST, PYRAMID HILL, VIC 3575	\$110,000	20/01/2017
49 BARBER ST, PYRAMID HILL, VIC 3575	\$130,000	04/01/2017

