

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

8 Barber Street, Pyramid Hill Vic 3575

Indicative selling price

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

Single price

\$130,000

Median sale price*

Median price

House

Unit

Suburb or locality

Pyramid Hill

Period - From

to

Source

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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

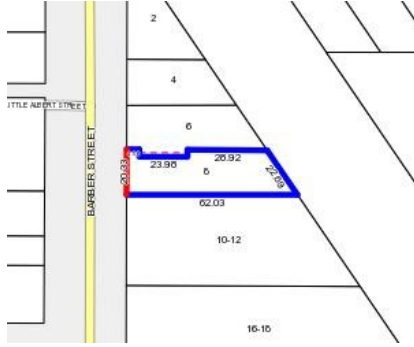
	Address of comparable property	Price	Date of sale
1	32 Barber St PYRAMID HILL 3575	\$145,000	05/06/2017
2	23 Barber St PYRAMID HILL 3575	\$125,000	05/06/2018
3	23 Barber St PYRAMID HILL 3575	\$125,000	05/06/2018

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 eighteen months.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

8 Barber Street, Pyramid Hill Vic 3575



3 Bedrooms - 1 Bathroom - 1 Car

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 1134 sqm approx

Agent Comments

Indicative Selling Price
\$130,000
No median price available

Comparable Properties



32 Barber St PYRAMID HILL 3575 (VG)

Agent Comments

3 Bedrooms - 1 Bathroom - 1 Car

Price: \$145,000

Method: Sale

Date: 05/06/2017

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 1150 sqm approx



23 Barber St PYRAMID HILL 3575 (VG)

Agent Comments

3 Bedrooms - 1 Bathroom - 1 Car

Price: \$125,000

Method: Sale

Date: 05/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 696 sqm approx



23 Barber St PYRAMID HILL 3575 (VG)

Agent Comments

3 Bedrooms - 1 Bathroom - 1 Car

Price: \$125,000

Method: Sale

Date: 05/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 696 sqm approx