

STATEMENT OF INFORMATION

29 BARBER STREET, PYRAMID HILL, VIC 3575

PREPARED BY GOLDEN RIVERS REAL ESTATE, 14 MURRAY STREET BARHAM

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Single statement of information provides the following information:

By law, the estate agent must provide this information to you before they can sell the property for you.

1. Name of the estate agent or agent's representative

2. Name of the property

3. Address of the property

4. Description of the property

5. Date of the statement of information

6. Date of the statement of information

7. Date of the statement of information

8. Date of the statement of information

9. Date of the statement of information

10. Date of the statement of information

11. Date of the statement of information

12. Date of the statement of information

13. Date of the statement of information

14. Date of the statement of information

15. Date of the statement of information

16. Date of the statement of information

17. Date of the statement of information

18. Date of the statement of information

19. Date of the statement of information

20. Date of the statement of information

21. Date of the statement of information

22. Date of the statement of information

23. Date of the statement of information

24. Date of the statement of information

25. Date of the statement of information

26. Date of the statement of information

27. Date of the statement of information

28. Date of the statement of information

29. Date of the statement of information

30. Date of the statement of information

31. Date of the statement of information

32. Date of the statement of information

33. Date of the statement of information

34. Date of the statement of information

35. Date of the statement of information

36. Date of the statement of information

37. Date of the statement of information

38. Date of the statement of information

39. Date of the statement of information

40. Date of the statement of information

41. Date of the statement of information

42. Date of the statement of information

43. Date of the statement of information

44. Date of the statement of information

45. Date of the statement of information

46. Date of the statement of information

47. Date of the statement of information

48. Date of the statement of information

49. Date of the statement of information

50. Date of the statement of information

51. Date of the statement of information

52. Date of the statement of information

53. Date of the statement of information

54. Date of the statement of information

55. Date of the statement of information

56. Date of the statement of information

57. Date of the statement of information

58. Date of the statement of information

59. Date of the statement of information

60. Date of the statement of information

61. Date of the statement of information

62. Date of the statement of information

63. Date of the statement of information

64. Date of the statement of information

65. Date of the statement of information

66. Date of the statement of information

67. Date of the statement of information

68. Date of the statement of information

69. Date of the statement of information

70. Date of the statement of information

71. Date of the statement of information

72. Date of the statement of information

73. Date of the statement of information

74. Date of the statement of information

75. Date of the statement of information

76. Date of the statement of information

77. Date of the statement of information

78. Date of the statement of information

79. Date of the statement of information

80. Date of the statement of information

81. Date of the statement of information

82. Date of the statement of information

83. Date of the statement of information

84. Date of the statement of information

85. Date of the statement of information

86. Date of the statement of information

87. Date of the statement of information

88. Date of the statement of information

89. Date of the statement of information

90. Date of the statement of information

91. Date of the statement of information

92. Date of the statement of information

93. Date of the statement of information

94. Date of the statement of information

95. Date of the statement of information

96. Date of the statement of information

97. Date of the statement of information

98. Date of the statement of information

99. Date of the statement of information

100. Date of the statement of information

29 BARBER STREET, PYRAMID HILL, VIC



3



1



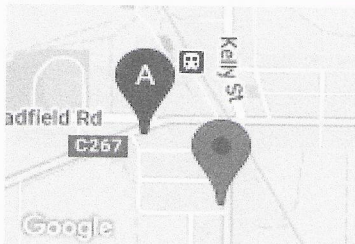
1

Indicative Selling Price

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

Single Price: \$175,000

MEDIAN SALE PRICE



PYRAMID HILL, VIC, 3575

Suburb Median Sale Price (House)

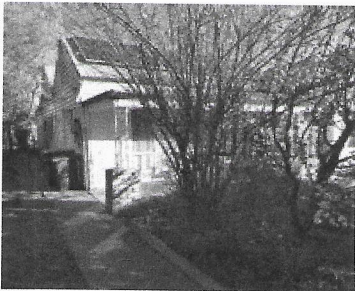
\$115,000

01 October 2019 to 30 September 2020

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.



8 DURHAM OX RD, PYRAMID HILL, VIC 3575



3



1



2

Sale Price

Price Withheld

Sale Date: 14/04/2020

Distance from Property: 380m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

29 BARBER STREET, PYRAMID HILL, VIC 3575

Indicative selling price

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

Single Price: \$175,000

Median sale price

Median price

\$115,000

Property type

House

Suburb

PYRAMID HILL

Period

01 October 2019 to 30 September 2020

Source

 pricefinder

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

8 DURHAM OX RD, PYRAMID HILL, VIC 3575

Price Withheld

14/04/2020

This Statement of Information was prepared on: 12/10/2020