

## 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 and  
postcode

2 Durham Ox Road Pyramid Hill VIC 3575

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$120,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$115,000

Property type

House

Suburb

Pyramid Hill

Period-from

01 Jun 2019

to

31 May 2020

Source

Corelogic

### 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 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

8 Durham Ox Road Pyramid Hill VIC 3575	\$110,000	14-Apr-20
22 Barber Street Pyramid Hill VIC 3575	\$125,000	25-Sep-19
59 Kelly Street Pyramid Hill VIC 3575	\$90,000	01-Mar-19

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 18 months.~~

This Statement of Information was prepared on: 11 June 2020



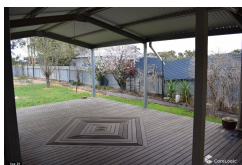
**8 Durham Ox Road Pyramid Hill VIC 3575** Sold Price <sup>RS</sup> **\$110,000** <sup>UN</sup> Sold Date **14-Apr-20**  
 Distance **0.07km**  
 3 1 2



**22 Barber Street Pyramid Hill VIC 3575** Sold Price **\$125,000** Sold Date **25-Sep-19**  
 Distance **0.37km**  
 3 1 1



**59 Kelly Street Pyramid Hill VIC 3575** Sold Price **\$90,000** Sold Date **01-Mar-19**  
 Distance **0.54km**  
 3 1 2



**73 Kelly Street Pyramid Hill VIC 3575** Sold Price **\$125,000** Sold Date **09-Jan-20**  
 Distance **0.68km**  
 3 1 1

RS = Recent sale UN = Undisclosed Sale

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