

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

51 Victoria Street, Pyramid Hill Vic 3575

Indicative selling price

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

Single price

\$205,000

Median sale price

Median price

\$120,000

Property Type

House

Suburb

Pyramid Hill

Period - From

10/01/2019

to

09/01/2020

Source

REIV

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
1	47 Barber St PYRAMID HILL 3575	\$185,000	19/09/2019
2	7 Victoria St PYRAMID HILL 3575	\$185,000	05/12/2018
3	70 Victoria St PYRAMID HILL 3575	\$160,000	16/01/2019

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:

10/01/2020 16:59

51 Victoria Street, Pyramid Hill Vic 3575



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Property Type: House (Res)
Land Size: 1719 sqm approx
Agent Comments

Indicative Selling Price
\$205,000

Median House Price
10/01/2019 - 09/01/2020: \$120,000

Comparable Properties



47 Barber St PYRAMID HILL 3575 (REI/VG)

Agent Comments

3 1 3

Price: \$185,000
Method: Private Sale
Date: 19/09/2019
Rooms: 4
Property Type: House
Land Size: 1011 sqm approx



7 Victoria St PYRAMID HILL 3575 (REI/VG)

Agent Comments

4 1 2

Price: \$185,000
Method: Private Sale
Date: 05/12/2018
Rooms: 5
Property Type: House
Land Size: 2117 sqm approx

70 Victoria St PYRAMID HILL 3575 (VG)

Agent Comments

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Price: \$160,000
Method: Sale
Date: 16/01/2019
Property Type: House (Res)
Land Size: 2064 sqm approx

Account - Golden Rivers Real Estate Pty Ltd | P: 03 54532999



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.