## 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

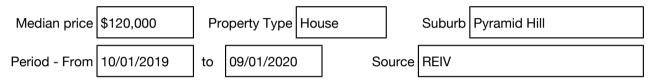
51 Victoria Street, Pyramid Hill Vic 3575

#### Indicative selling price

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Single price \$205,000

#### Median sale price



#### 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





**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)



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)



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

Agent Comments

Agent Comments



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.