

STATEMENT OF INFORMATION

35 BARBER STREET, PYRAMID HILL, VIC 3575

PREPARED BY FP NEVINS & CO REAL ESTATE PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



35 BARBER STREET, PYRAMID HILL, VIC



Indicative Selling Price

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

Price Range: **\$170,000 to \$185,000**

MEDIAN SALE PRICE



PYRAMID HILL, VIC, 3575

Suburb Median Sale Price (House)

\$112,500

01 April 2016 to 31 March 2017

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.



60 VICTORIA ST, PYRAMID HILL, VIC 3575



Sale Price

\$110,000

Sale Date: 20/01/2017

Distance from Property: 487m



49 BARBER ST, PYRAMID HILL, VIC 3575



Sale Price

\$130,000

Sale Date: 04/01/2017

Distance from Property: 141m



This report has been compiled on 20/06/2017 by FP Nevins & Co Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

35 BARBER STREET, PYRAMID HILL, VIC 3575

Indicative selling price

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Price Range: \$170,000 to \$185,000

Median sale price

Median price

\$112,500

House

Unit

Suburb

PYRAMID HILL

Period

01 April 2016 to 31 March 2017

Source

 pricfinder

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 |
|--|-----------|--------------|
| 60 VICTORIA ST, PYRAMID HILL, VIC 3575 | \$110,000 | 20/01/2017 |
| 49 BARBER ST, PYRAMID HILL, VIC 3575 | \$130,000 | 04/01/2017 |