



STATEMENT OF INFORMATION

5 SONIA CRESCENT, PIONEER BAY, VIC 3984

PREPARED BY KELLIE MORGAN, ALEX SCOTT & STAFF BASS VALLEY



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 SONIA CRESCENT, PIONEER BAY, VIC

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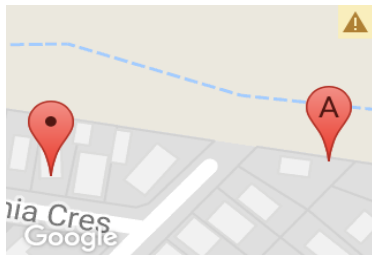
Indicative Selling Price

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

Price Range: **\$290,000 to \$300,000**

Provided by: Kellie Morgan, Alex Scott & Staff Bass Valley

MEDIAN SALE PRICE



PIONEER BAY, VIC, 3984

Suburb Median Sale Price (House)

\$275,000

01 January 2017 to 31 December 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.



29 HELEN ST, PIONEER BAY, VIC 3984

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Sale Price

\$320,000

Sale Date: 11/12/2016

Distance from Property: 112m



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

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Indicative selling price

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Price Range:

\$290,000 to \$300,000

Median sale price

Median price

\$275,000

House

X

Unit


Suburb

PIONEER BAY

Period

01 January 2017 to 31 December 2017

Source



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
29 HELEN ST, PIONEER BAY, VIC 3984	\$320,000	11/12/2016