

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 59 KALLAY DRIVE, PIONEER BAY, VIC

2 1 1

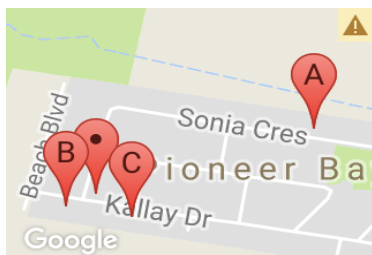
#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$295,000**

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

## MEDIAN SALE PRICE



### PIONEER BAY, VIC, 3984

#### Suburb Median Sale Price (House)

**\$290,000**

01 April 2017 to 31 March 2018

Provided by: **pricefinder**

## COMPARABLE PROPERTIES

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.



### 27 SONIA CRES, PIONEER BAY, VIC 3984

3 1 3

#### Sale Price

**\*\*\$307,500**

Sale Date: 18/04/2018

Distance from Property: 371m



### 66 KALLAY DR, PIONEER BAY, VIC 3984

3 1 2

#### Sale Price

**\$295,000**

Sale Date: 14/02/2018

Distance from Property: 53m



### 52 KALLAY DR, PIONEER BAY, VIC 3984

3 1 2

#### Sale Price

**\$305,000**

Sale Date: 10/01/2018

Distance from Property: 71m



This report has been compiled on 23/06/2018 by Alex Scott & Staff Bass Valley. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

59 KALLAY DRIVE, PIONEER BAY, VIC 3984

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$295,000

Median sale price

Median price

\$290,000

House

X

Unit


Suburb

PIONEER BAY

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
27 SONIA CRES, PIONEER BAY, VIC 3984	**\$307,500	18/04/2018
66 KALLAY DR, PIONEER BAY, VIC 3984	\$295,000	14/02/2018
52 KALLAY DR, PIONEER BAY, VIC 3984	\$305,000	10/01/2018