

## 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 and  
postcode

33 Sonia Crescent 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) (\*Delete single price or range as applicable)

Single Price

\$300,000.00

### Median Sale Price

Median price

\$345,000.00

Property Type

Houses

Suburb

Pioneer Bay

Period-from

30 Oct 2019

to

30 Oct 2020

Source

RPData CoreLogic BSG3

### Comparable Property Sales

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
48 Kallay Drive Pioneer Bay Vic 3984	\$355,000.00	27-Jun-2020
5 Alec Street Pioneer Bay Vic 3984	\$370,000.00	21-Jun-2020
72 Kallay Drive Pioneer Bay Vic 3984	\$380,000.00	18-May-2020

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: 30-Oct-2020