

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



25 DAISY AVENUE, PIONEER BAY, VIC

3 2 2

Indicative Selling Price

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

Price Range: \$350,000 to \$375,000

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

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.



43 KALLAY DR, PIONEER BAY, VIC 3984

3 1 4

Sale Price

****\$360,000**

Sale Date: 20/02/2018

Distance from Property: 161m



69 KALLAY DR, PIONEER BAY, VIC 3984

3 2 4

Sale Price

\$379,000

Sale Date: 29/10/2017

Distance from Property: 348m



18 HELEN ST, PIONEER BAY, VIC 3984

4 2 3

Sale Price

\$382,000

Sale Date: 11/10/2017

Distance from Property: 218m



This report has been compiled on 23/03/2018 by Alex Scott & Staff Bass Valley. Property Data Solutions Pty Ltd 2018 - 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

25 DAISY AVENUE, PIONEER BAY, VIC 3984

Indicative selling price

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

Price Range:

\$350,000 to \$375,000

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

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
43 KALLAY DR, PIONEER BAY, VIC 3984	**\$360,000	20/02/2018
69 KALLAY DR, PIONEER BAY, VIC 3984	\$379,000	29/10/2017
18 HELEN ST, PIONEER BAY, VIC 3984	\$382,000	11/10/2017