

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



52 KALLAY DRIVE, PIONEER BAY, VIC

3 1 3

Indicative Selling Price

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

Price Range: \$300,000 to \$310,000

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

MEDIAN SALE PRICE



PIONEER BAY, VIC, 3984

Suburb Median Sale Price (House)

\$262,500

01 October 2016 to 30 September 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.



57 KALLAY DR, PIONEER BAY, VIC 3984

3 2 2

Sale Price

\$292,500

Sale Date: 11/08/2017

Distance from Property: 59m



53 KALLAY DR, PIONEER BAY, VIC 3984

3 2 1

Sale Price

***\$299,000**

Sale Date: 02/08/2017

Distance from Property: 35m



20 HELEN ST, PIONEER BAY, VIC 3984

3 1 4

Sale Price

\$290,000

Sale Date: 04/06/2017

Distance from Property: 454m



This report has been compiled on 08/12/2017 by Alex Scott & Staff Bass Valley. 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

52 KALLAY DRIVE, PIONEER BAY, VIC 3984

Indicative selling price

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

Price Range:

\$300,000 to \$310,000

Median sale price

Median price

\$262,500

House

X

Unit

Suburb

PIONEER BAY

Period

01 October 2016 to 30 September 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
57 KALLAY DR, PIONEER BAY, VIC 3984	\$292,500	11/08/2017
53 KALLAY DR, PIONEER BAY, VIC 3984	*\$299,000	02/08/2017
20 HELEN ST, PIONEER BAY, VIC 3984	\$290,000	04/06/2017