

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**8 HELEN STREET, PIONEER BAY, VIC 3984**  3  -  -

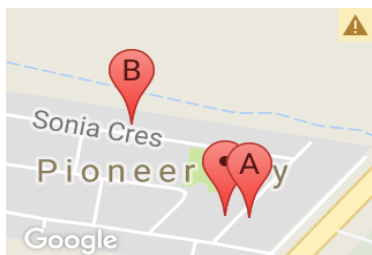
### Indicative Selling Price

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

**Price Range:** **\$225,000 to \$250,000**

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: 

## 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.



**5 HELEN ST, PIONEER BAY, VIC 3984**

 3  1  2

Sale Price

**\$260,000**

Sale Date: 27/01/2017

Distance from Property: 38m



**35 SONIA CRES, PIONEER BAY, VIC 3984**

 2  1  -

Sale Price

**\$215,000**

Sale Date: 19/10/2016

Distance from Property: 223m



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

8 HELEN STREET, PIONEER BAY, VIC 3984

Indicative selling price

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Price Range:

\$225,000 to \$250,000

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

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
5 HELEN ST, PIONEER BAY, VIC 3984	\$260,000	27/01/2017
35 SONIA CRES, PIONEER BAY, VIC 3984	\$215,000	19/10/2016