

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**53 KALLAY DRIVE, PIONEER BAY, VIC**

3 2 1

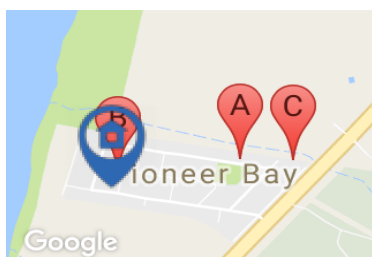
**Indicative Selling Price**

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

**299,000**

Provided by: Madeline Mills, One Agency Robert Mure

## SUBURB MEDIAN



**PIONEER BAY, VIC, 3984**

**Suburb Median Sale Price (House)**

**\$259,950**

01 October 2016 to 31 March 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.



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

3 2 3

**Sale Price**

**\$267,500**

Sale Date: 22/03/2017

Distance from Property: 425m



**6 LOTER AVE, PIONEER BAY, VIC 3984**

3 1 5

**Sale Price**

**\$297,000**

Sale Date: 23/02/2017

Distance from Property: 63m



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

2 2 -

**Sale Price**

**\$320,000**

Sale Date: 11/12/2016

Distance from Property: 593m



This report has been compiled on 24/05/2017 by One Agency Robert Mure. Property Data Solutions Pty Ltd 2017 - [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

53 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 / Range

299,000

Median sale price

Median price

\$259,950

House

X

Unit


Suburb

PIONEER BAY

Period

01 October 2016 to 31 March 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
13 SONIA CRES, PIONEER BAY, VIC 3984	\$267,500	22/03/2017
6 LOTER AVE, PIONEER BAY, VIC 3984	\$297,000	23/02/2017
29 HELEN ST, PIONEER BAY, VIC 3984	\$320,000	11/12/2016