

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

38 SONIA CRESCENT PIONEER BAY VIC 3984

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$375,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$354,000

Property type

House

Suburb

Pioneer Bay

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

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

22 DAISY AVENUE PIONEER BAY VIC 3984	\$460,000	12-Mar-22
8 WHITING STREET PIONEER BAY VIC 3984	\$300,000	01-Feb-21
61 SONIA CRESCENT PIONEER BAY VIC 3984	\$348,000	19-May-21

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: 15 June 2022



**22 DAISY AVENUE PIONEER BAY
VIC 3984**

Sold Price

^{RS} **\$460,000**

Sold Date

12-Mar-22

 2  1  1

Distance

0.09km



**8 WHITING STREET PIONEER BAY
VIC 3984**

Sold Price

\$300,000

Sold Date

01-Feb-21

 2  1  2

Distance

0.29km



**61 SONIA CRESCENT PIONEER BAY
VIC 3984**

Sold Price

\$348,000

Sold Date

19-May-21

 2  -  -

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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