

STATEMENT OF INFORMATION

21 KALLAY DRIVE, PIONEER BAY, VIC 3984

PREPARED BY ANGUS HALL, ALEX SCOTT & STAFF GRANTVILLE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 KALLAY DRIVE, PIONEER BAY, VIC

3 1 1

Indicative Selling Price

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

Single Price: **\$575,000**

Provided by: Angus Hall, Alex Scott & Staff Grantville

MEDIAN SALE PRICE



PIONEER BAY, VIC, 3984

Suburb Median Sale Price (House)

\$572,750

01 April 2023 to 31 March 2024

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.



26 KALLAY DR, PIONEER BAY, VIC 3984

3 1 1

Sale Price

\$577,500

Sale Date: 19/03/2024

Distance from Property: 61m



14 KALLAY DR, PIONEER BAY, VIC 3984

3 1 2

Sale Price

***\$440,000**

Sale Date: 14/05/2024

Distance from Property: 76m



12 KALLAY DR, PIONEER BAY, VIC 3984

3 1 2

Sale Price

***\$530,000**

Sale Date: 25/05/2024

Distance from Property: 88m



This report has been compiled on 06/06/2024 by Alex Scott & Staff Grantville. Property Data Solutions Pty Ltd 2024 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode

21 KALLAY DRIVE, PIONEER BAY, VIC 3984

Indicative selling price

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

Single Price: \$575,000


Median sale price

Median price: \$572,750

Property type: House

Suburb: PIONEER BAY

Period: 01 April 2023 to 31 March 2024

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
26 KALLAY DR, PIONEER BAY, VIC 3984	\$577,500	19/03/2024
14 KALLAY DR, PIONEER BAY, VIC 3984	*\$440,000	14/05/2024
12 KALLAY DR, PIONEER BAY, VIC 3984	*\$530,000	25/05/2024

This Statement of Information was prepared on: 06/06/2024