

Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

1/53 Boonong Avenue Seaford VIC 3198

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

\$520,000

&

\$560,000

Median sale price

Median price

\$620,000

Property type

Unit

Suburb

Seaford

Period - From

01 July 2022

to

30 June 2023

Source

Pricefinder

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

~~A* These are the three properties sold within two kilometres of the property for sale in the last six 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

1/23 KIRKWOOD AVE, SEAFORD, VIC 3198	\$585,000	23/08/2023
6/8 WISEWOULD AVE, SEAFORD, VIC 3198	\$550,000	03/08/2023
29/8 HANNAH ST, SEAFORD, VIC 3198	\$550,000	03/05/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 01 September 2023

consumer.vic.gov.au



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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/53 BOONONG AVENUE, SEAFORD, VIC



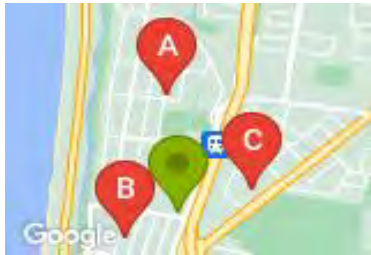
Indicative Selling Price

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

Price Range: \$520,000 to \$560,000

Provided by: Sherrie Lee, Property One Bayside

MEDIAN SALE PRICE



SEAFORD, VIC, 3198

Suburb Median Sale Price (Unit)

\$620,000

01 July 2022 to 30 June 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



1/23 KIRKWOOD AVE, SEAFORD, VIC 3198



Sale Price

***\$585,000**

Sale Date: 23/08/2023

Distance from Property: 854m



6/8 WISEWOULD AVE, SEAFORD, VIC 3198



Sale Price

***\$550,000**

Sale Date: 03/08/2023

Distance from Property: 388m



29/8 HANNAH ST, SEAFORD, VIC 3198



Sale Price

***\$550,000**

Sale Date: 03/05/2023

Distance from Property: 507m



This report has been compiled on 01/09/2023 by Property One Bayside. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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