

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

11 BOSTON 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Seaford

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

7 LOMBARD WAY SEAFORD VIC 3198	\$655,000	03-May-24
34 TALDRA CRESCENT SEAFORD VIC 3198	\$660,000	16-Feb-24

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 6 months.

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John Walsh
 P 9776 4444
 M 0411 746 838
 E john.walsh@acquire.re



7 LOMBARD WAY SEAFORD VIC 3198

Sold Price

^{RS} **\$655,000** Sold Date **03-May-24**

 3  1  2

Distance **0.32km**



34 TALDRA CRESCENT SEAFORD VIC 3198

Sold Price

\$660,000 Sold Date **16-Feb-24**

 3  1  2

Distance **0.48km**

RS = Recent sale **UN** = Undisclosed Sale

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