

## 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

1/16 CHARLES STREET SEAFORD VIC 3198

### Indicative selling price

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

Single Price

or range  
between

\$685,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,140

Property type

Unit

Suburb

Seaford

Period-from

01 Nov 2023

to

31 Oct 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

4 MCKENZIE STREET SEAFORD VIC 3198	\$785,000	16-Nov-24
2/9 BOONONG AVENUE SEAFORD VIC 3198	\$718,000	18-Sep-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.

This Statement of Information was prepared on: 29 November 2024



**4 MCKENZIE STREET SEAFORD  
VIC 3198**

Sold Price

<sup>RS</sup>

**\$785,000**

Sold Date

**16-Nov-24**

3 2 1

Distance

**0.37km**



**2/9 BOONONG AVENUE SEAFORD  
VIC 3198**

Sold Price

**\$718,000**

Sold Date

**18-Sep-24**

3 2 1

Distance

**2.62km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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