

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

7 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$486,000

Property type

Unit

Suburb

Seaford

Period-from

01 Dec 2018

to

30 Nov 2019

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

2/165 Fortescue Avenue Seaford VIC 3198	\$630,000	08-Jul-19
1/145 Fortescue Avenue Seaford VIC 3198	\$630,000	15-Jul-19
80A Rosslyn Avenue Seaford VIC 3198	\$635,000	23-Sep-19

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: 02 December 2019



2/165 Fortescue Avenue Seaford VIC 3198

3 2 2

Sold Price **\$630,000** Sold Date **08-Jul-19**

Distance **0.19km**

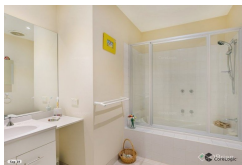


1/145 Fortescue Avenue Seaford VIC 3198

3 2 3

Sold Price Sold Date **15-Jul-19**

Distance **0.34km**



80A Rosslyn Avenue Seaford VIC 3198

3 2 2

Sold Price **\$635,000** Sold Date **23-Sep-19**

Distance **0.66km**

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

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