

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

1/54 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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Seaford

Period-from

01 Jul 2020

to

30 Jun 2021

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

10/8-12 Bainbridge Avenue Seaford VIC 3198	\$375,000	15-Feb-21
5/8-12 Bainbridge Avenue Seaford VIC 3198	\$419,000	16-Feb-21
11/8-12 Bainbridge Avenue Seaford VIC 3198	\$415,000	21-Jan-21

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: 12 July 2021



10/8-12 Bainbridge Avenue Seaford VIC 3198 Sold Price **\$375,000** Sold Date **15-Feb-21**

 2  -  -

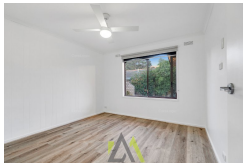
Distance **0.24km**



5/8-12 Bainbridge Avenue Seaford VIC 3198 Sold Price **\$419,000** Sold Date **16-Feb-21**

 2  1  1

Distance **0.24km**



11/8-12 Bainbridge Avenue Seaford VIC 3198 Sold Price **\$415,000** Sold Date **21-Jan-21**

 2  1  1

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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