

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

4/54 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

\$390,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$646,000

Property type

Unit

Suburb

Seaford

Period-from

01 May 2024

to

30 Apr 2025

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

| | | |
|--------------------------------------|-----------|-----------|
| 2/16 CARDER AVENUE SEAFORD VIC 3198 | \$400,000 | 18-Feb-25 |
| 4/15 DUNCAN AVENUE SEAFORD VIC 3198 | \$460,000 | 01-Apr-25 |
| 4/34 BOONONG AVENUE SEAFORD VIC 3198 | \$405,000 | 29-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.~~

This Statement of Information was prepared on: 15 May 2025



**2/16 CORDER AVENUE SEAFORD
 VIC 3198**

Sold Price

^{RS}\$400,000

Sold Date

18-Feb-25

 2  1  1

Distance

0.15km



**4/15 DUNCAN AVENUE SEAFORD
 VIC 3198**

Sold Price

^{RS}\$460,000

Sold Date

01-Apr-25

 2  1  1

Distance

0.16km



**4/34 BOONONG AVENUE
 SEAFORD VIC 3198**

Sold Price

\$405,000

Sold Date

29-Feb-24

 2  1  1

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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