

## 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

56 Boonong Avenue 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

\$740,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$657,500

Property type

House

Suburb

Seaford

Period-from

01 May 2019

to

30 Apr 2020

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

3 Moresby Avenue Seaford VIC 3198	\$730,000	24-Mar-20
7 Bayside Grove Seaford VIC 3198	\$745,000	15-Feb-20
2 Johnstone Street Seaford VIC 3198	\$747,000	16-Dec-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.~~

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**3 Moresby Avenue Seaford VIC 3198**

Sold Price **\$730,000** Sold Date **24-Mar-20**

3 2 5

Distance **1.11km**



**7 Bayside Grove Seaford VIC 3198**

Sold Price **\$745,000** Sold Date **15-Feb-20**

3 2 1

Distance **1.66km**



**2 Johnstone Street Seaford VIC 3198**

Sold Price **\$747,000** Sold Date **16-Dec-19**

3 1 1

Distance **1.97km**

RS = Recent sale

UN = Undisclosed Sale

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