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	2/9 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	$670,000	&	$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$640,280	Property type	Unit	Suburb	Seaford
Period-from	01 Sep 2023	to	31 Aug 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
5/200-203 NEPEAN HIGHWAY SEAFORD VIC 3198	$711,000	28-Jun-24
2/26 SCOTT STREET SEAFORD VIC 3198	$710,000	09-Dec-23
1/8 SCOTT STREET SEAFORD VIC 3198	$690,000	06-Apr-23

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: 07 September 2024

OBrien Real Estate

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5/200-203 NEPEAN HIGHWAY SEAFORD VIC 3198

2 2 1

Sold Price **$711,000** Sold Date **28-Jun-24**

Distance **1.35km**



2/26 SCOTT STREET SEAFORD VIC 3198

2 2 1

Sold Price **$710,000** Sold Date **09-Dec-23**

Distance **1.95km**



1/8 SCOTT STREET SEAFORD VIC 3198

2 1 1

Sold Price **$690,000** Sold Date **06-Apr-23**

Distance **1.95km**

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

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