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	4/34 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	$400,000	&	$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	Unit	Suburb	Seaford
Period-from	01 Feb 2023	to	31 Jan 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.

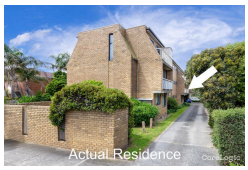
Address of comparable property	Price	Date of sale
5/275 NEPEAN HIGHWAY SEAFORD VIC 3198	$432,000	23-Nov-23
13/298-300 NEPEAN HIGHWAY SEAFORD VIC 3198	$425,000	07-Jan-24
8/41 ORWIL STREET FRANKSTON VIC 3199	$450,000	01-Sep-23

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: 12 February 2024

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5/275 NEPEAN HIGHWAY SEAFORD VIC 3198

2 1 1

Sold Price RS **$432,000** Sold Date **23-Nov-23**

Distance **0.47km**



13/298-300 NEPEAN HIGHWAY SEAFORD VIC 3198

2 1 1

Sold Price RS **$425,000** Sold Date **07-Jan-24**

Distance **0.52km**



8/41 ORWIL STREET FRANKSTON VIC 3199

2 1 1

Sold Price **$450,000** Sold Date **01-Sep-23**

Distance **0.84km**

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

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