

15 Fellowes Street, Seaford Vic 3198



eview
GROUP

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3 1 2

Rooms: 5

Property Type: House

Land Size: 830 sqm approx

Agent Comments

Indicative Selling Price

\$690,000 - \$750,000

Median House Price

June quarter 2017: \$731,000

Comparable Properties



4 hunt Dr SEAFORD 3198 (REI/VG)

Agent Comments

3 1 1

Price: \$730,000

Method: Private Sale

Date: 31/07/2017

Rooms: 4

Property Type: House

Land Size: 607 sqm approx



38 Austin Rd SEAFORD 3198 (REI)

Agent Comments

3 2 1

Price: \$720,000

Method: Private Sale

Date: 29/08/2017

Rooms: 5

Property Type: House

Land Size: 532 sqm approx



13 Fellowes St SEAFORD 3198 (REI)

Agent Comments

3 1 -

Price: \$694,000

Method: Private Sale

Date: 31/08/2017

Rooms: 5

Property Type: House

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

15 Fellowes Street, Seaford Vic 3198

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$690,000

&

\$750,000

Median sale price

Median price \$731,000

House

X

Unit

Suburb Seaford

Period - From 01/04/2017

to

30/06/2017

Source REIV

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 six 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
1	4 hunt Dr SEAFORD 3198	\$730,000	31/07/2017
2	38 Austin Rd SEAFORD 3198	\$720,000	29/08/2017
3	13 Fellowes St SEAFORD 3198	\$694,000	31/08/2017

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 six months.~~