

38 Fellowes Street, Seaford Vic 3198

eview
GROUP

Daniel McGlashan

8781 3888

0407 545 243

daniel.mcglashan@eview.com

Indicative Selling Price

\$645,000 - \$695,000

Median House Price

March quarter 2017: \$662,500



2 0 2

Rooms:

Property Type: House

Land Size: 665.392 sqm

Agent Comments

Comparable Properties



3 Smale Ct SEAFORD 3198 (REI)

Agent Comments

4 2 1

Price: \$701,000

Method: Auction Sale

Date: 01/04/2017

Rooms: 6

Property Type: House (Res)

Land Size: 616 sqm



37 Elisdon Dr SEAFORD 3198 (REI)

Agent Comments

3 2 2

Price: \$665,000

Method: Private Sale

Date: 12/04/2017

Rooms: -

Property Type: House



39 Carrington Ct SEAFORD 3198 (REI)

Agent Comments

4 2 2

Price: \$650,000

Method: Private Sale

Date: 11/05/2017

Rooms: 9

Property Type: House (Res)

Land Size: 590 sqm

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

38 Fellowes Street, Seaford Vic 3198

Indicative selling price

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

Range between \$645,000

&

\$695,000

Median sale price

Median price \$662,500

House

X

Suburb

Seaford

Period - From 01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

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 Smale Ct SEAFORD 3198	\$701,000	01/04/2017
37 Elisdon Dr SEAFORD 3198	\$665,000	12/04/2017
39 Carrington Ct SEAFORD 3198	\$650,000	11/05/2017