

Statement of Information

Single residential property located outside the Melbourne metropolitan area**Section 47AF of the Estate Agents Act 1980****Property offered for sale**

Address
Including suburb or
locality and postcode

4377 South Gippsland Highway, Foster Vic 3960

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$170,000

&

\$187,000

Median sale price*

Median price

House

Unit

Suburb or locality

Foster

Period - From

to

Source

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	0 Anderson Rd FOSTER 3960	\$275,000	18/07/2017
2	10b Franklin St PORT FRANKLIN 3964	\$250,000	23/09/2016
3	4895 South Gippsland Hwy TOORA 3962	\$129,000	23/01/2017

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 10000 sqm approx

Agent Comments

Indicative Selling Price
\$170,000 - \$187,000
No median price available

Comparable Properties



0 Anderson Rd FOSTER 3960 (REI)

Agent Comments



Price: \$275,000

Method: Auction Sale

Date: 18/07/2017

Rooms: -

Property Type: Land

10b Franklin St PORT FRANKLIN 3964 (VG)

Agent Comments



Price: \$250,000

Method: Sale

Date: 23/09/2016

Rooms: -

Property Type: Hobby Farm < 20 ha

Land Size: 12140 sqm approx



4895 South Gippsland Hwy TOORA 3962 (VG)

Agent Comments



Price: \$129,000

Method: Sale

Date: 23/01/2017

Rooms: -

Property Type: Hobby Farm < 20 ha

Land Size: 5012 sqm approx