

Kelvin Leona 0451176616 kelvin.leong@vicprop.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

				Section 47	AF of the Estate	Agents Act 1980		
Property offere	ed for sale							
Ancluding sub locality andpos								
Indicative selli	ng price							
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	\$170,000		&	\$187,000				
Median sale price*								
Median price		House		Unit	Suburb or locality	Foster		
Period - From		to		Source	3			
Comparable p	operty sales	(*Delete	A or B be	elow as applica	able)			

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.

Add	dress 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.

Account - VICPROP Generated: 14/02/2018 11:58







Kelvin Leong 0451176616 kelvin.leong@vicprop.com.au

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





Rooms:

Property Type: House (Previously

Occupied - Detached)

Land Size: 10000 sqm approx

Agent Comments





0 Anderson Rd FOSTER 3960 (REI)





Price: \$275,000 Method: Auction Sale Date: 18/07/2017

Rooms: -

Property Type: Land

Agent Comments

10b Franklin St PORT FRANKLIN 3964 (VG)









Price: \$250,000 Method: Sale Date: 23/09/2016

Rooms: -

Property Type: Hobby Farm < 20 ha Land Size: 12140 sqm approx

Agent Comments

4895 South Gippsland Hwy TOORA 3962 (VG) Agent Comments









Rooms: -

Property Type: Hobby Farm < 20 ha Land Size: 5012 sqm approx

Account - VICPROP





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 14/02/2018 11:58