

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 and
postcode

1/13 Hyland Street Foster VIC 3960

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$299,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$212,500

Property type

Unit

Suburb

Foster

Period-from

01 Dec 2018

to

30 Nov 2019

Source

Corelogic

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 18 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

4/45 Pioneer Street Foster VIC 3960	\$245,000	27-Dec-18
5/28 Victory Avenue Foster VIC 3960	\$290,000	29-Oct-19
2/28 Victory Avenue Foster VIC 3960	\$295,000	17-Dec-18

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 18 months.~~

This Statement of Information was prepared on: 03 December 2019



4/45 Pioneer Street Foster VIC 3960

 2  1  1

Sold Price **\$245,000** Sold Date **27-Dec-18**

Distance **0.25km**



5/28 Victory Avenue Foster VIC 3960

 2  1  2

Sold Price **\$290,000** Sold Date **29-Oct-19**

Distance **0.88km**



2/28 Victory Avenue Foster VIC 3960

 2  1  1

Sold Price **\$295,000** Sold Date **17-Dec-18**

Distance **0.89km**

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

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