

STATEMENT OF INFORMATION

277 FULLERS ROAD, FOSTER, VIC 3960

PREPARED BY GABRIELE FRENKEL, PENINSULA PROPERTY CENTRE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



277 FULLERS ROAD, FOSTER, VIC 3960

 3  2  2

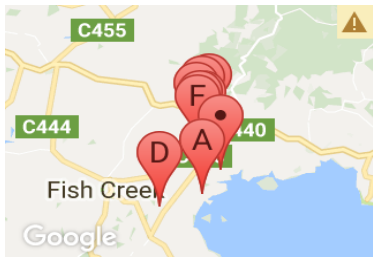
Indicative Selling Price

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

Price Range: **\$520,000 to \$570,000**

Provided by: Gabriele Frenkel, Peninsula Property Centre

MEDIAN SALE PRICE



FOSTER, VIC, 3960

Suburb Median Sale Price (Other)

\$450,000

01 July 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



603 FULLERS RD, FOSTER, VIC 3960

 3  2  5

Sale Price

\$730,000

Sale Date: 14/09/2017

Distance from Property: 3.2km



13 JAY RD, FOSTER, VIC 3960

 3  2  2

Sale Price

\$570,000

Sale Date: 15/02/2017

Distance from Property: 3.3km



96 HOBSONS RD, FOSTER, VIC 3960

 3  2  4

Sale Price

\$545,000

Sale Date: 06/02/2017

Distance from Property: 4.9km



This report has been compiled on 24/01/2018 by Peninsula Property Centre. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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10 POWELLS RD, FOSTER, VIC 3960

3 2 8

Sale Price
\$540,000

Sale Date: 21/11/2016

Distance from Property: 7.6km



55 DAVIS RD, FOSTER, VIC 3960

3 2 2

Sale Price
\$678,500

Sale Date: 16/08/2016

Distance from Property: 4.5km



14 FOSTER-PROMONTORY RD, FOSTER, VIC

4 3 4

Sale Price
\$935,000

Sale Date: 20/02/2017

Distance from Property: 3.3km



15 GARDINERS RD, FOSTER, VIC 3960

4 2 3

Sale Price
\$565,000

Sale Date: 23/12/2016

Distance from Property: 4.8km



5 JAY RD, FOSTER, VIC 3960

5 2 6

Sale Price
\$670,000

Sale Date: 06/09/2017

Distance from Property: 3.5km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

277 FULLERS ROAD, FOSTER, VIC 3960

Indicative selling price

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

Price Range: \$520,000 to \$570,000

Median sale price

Median price \$450,000

House

Unit

Suburb FOSTER

Period 01 July 2017 to 31 December 2017

Source

 pricfinder

Comparable property sales

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
603 FULLERS RD, FOSTER, VIC 3960	\$730,000	14/09/2017
13 JAY RD, FOSTER, VIC 3960	\$570,000	15/02/2017
96 HOBSONS RD, FOSTER, VIC 3960	\$545,000	06/02/2017
10 POWELLS RD, FOSTER, VIC 3960	\$540,000	21/11/2016

55 DAVIS RD, FOSTER, VIC 3960	\$678,500	16/08/2016
14 FOSTER-PROMONTORY RD, FOSTER, VIC 3960	\$935,000	20/02/2017
15 GARDINERS RD, FOSTER, VIC 3960	\$565,000	23/12/2016
5 JAY RD, FOSTER, VIC 3960	\$670,000	06/09/2017