

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

45 Fullers Road 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

\$525,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$310,000

Property type

House

Suburb

Foster

Period-from

01 Nov 2018

to

31 Oct 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

270 Lower Franklin Road Foster VIC 3960	\$490,000	15-Aug-19
34 Old Hat Road Foster VIC 3960	\$435,000	17-Mar-19
465 Lower Franklin Road Foster VIC 3960	\$465,000	13-Feb-19

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: 20 November 2019



270 Lower Franklin Road Foster VIC 3960

 4  2  2

Sold Price **\$490,000** Sold Date **15-Aug-19**

Distance **1.67km**



34 Old Hat Road Foster VIC 3960

 3  2  3

Sold Price **\$435,000** Sold Date **17-Mar-19**

Distance **3.73km**



465 Lower Franklin Road Foster VIC 3960

 3  1  1

Sold Price **\$465,000** Sold Date **13-Feb-19**

Distance **3.43km**



20 Jay Road Foster VIC 3960

 4  1  2

Sold Price **\$490,000** Sold Date **09-Jun-19**

Distance **1.67km**



22 Ameys Track Foster VIC 3960

 4  2  4

Sold Price **\$800,000** Sold Date **15-Mar-19**

Distance **2.13km**



18 McGleads Road Foster VIC 3960

 3  1  1

Sold Price **\$369,000** Sold Date **24-Mar-18**

Distance **3.96km**

RS = Recent sale

UN = Undisclosed Sale

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17 Pound Road Foster VIC 3960

Sold Price

\$570,000

Sold Date

02-Jul-19

 4  2  1

Distance

4.53km



580 Fullers Road Foster VIC 3960

Sold Price

\$575,000

Sold Date

31-Mar-18

 4  2  2

Distance

4.77km

RS = Recent sale

UN = Undisclosed Sale

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