

**ALEX SCOTT  
AND STAFF**

*Est. 1886*

# STATEMENT OF INFORMATION

10A TOORA RD, FOSTER, VIC 3960

PREPARED BY ANDREW NEWTON, ALEX SCOTT LEONGATHA

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**10A TOORA RD, FOSTER, VIC 3960**

3 bedrooms, 1 bathroom, 2 cars

**Indicative Selling Price**For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Single Price: \$229,000**

Provided by: Andrew Newton, Alex Scott Leongatha

## MEDIAN SALE PRICE

**FOSTER, VIC, 3960**

Suburb Median Sale Price (House)

**\$317,500**

01 July 2016 to 30 June 2017

Provided by: pricefinder

## 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.

**10 HALL RD, FOSTER, VIC 3960**

3 bedrooms, 1 bathroom, 1 car

Sale Price

**\$245,000**

Sale Date: 27/03/2017

Distance from Property: 252m

**16 FISH CREEK-FOSTER RD, FOSTER, VIC 3960**

3 bedrooms, 1 bathroom, 1 car

Sale Price

**\$204,000**

Sale Date: 12/09/2016

Distance from Property: 68m

**31 DEVLIN RD, FOSTER, VIC 3960**

3 bedrooms, 2 bathrooms, 2 cars

Sale Price

**\$240,000**

Sale Date: 09/06/2016

Distance from Property: 328m

**This report has been compiled on 10/07/2017 by Alex Scott Leongatha. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)**

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## 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

10A TOORA RD, FOSTER, VIC 3960

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$229,000

### Median sale price

Median price

\$317,500

House

Unit

X

Suburb

FOSTER

Period

01 July 2016 to 30 June 2017

Source

 pricefinder

### 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
10 HALL RD, FOSTER, VIC 3960	\$245,000	27/03/2017
16 FISH CREEK-FOSTER RD, FOSTER, VIC 3960	\$204,000	12/09/2016
31 DEVLIN RD, FOSTER, VIC 3960	\$240,000	09/06/2016