FORESURE PROPERTY INTELLIGENCE

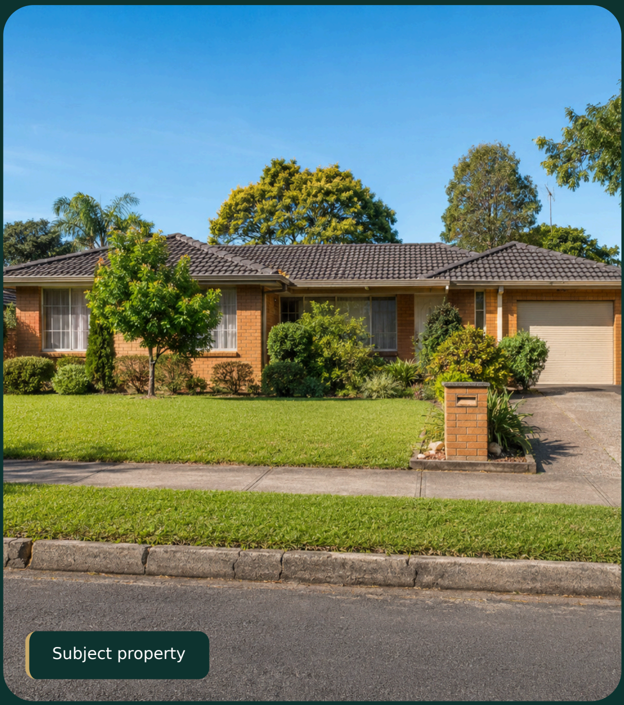
Foreton NSW 2198

PREMIUM PROPERTY DECISION DOSSIER

5 Foreton Road, Foreton NSW 2198

A buyer-side intelligence dossier bringing property, market, planning, location, demographic and ownership evidence into one decision view.

PROPERTY | MARKET | LOCATION | DUE DILIGENCE



Subject property

Know more before you commit.

Prepared by Foresure

DECISION SUMMARY

The property in plain English

A balanced buyer read: the strengths are real, but so are the reasons to investigate before paying the fictional asking price.

What looks favourable

Family-sized accommodation
4 bedrooms, 2 bathrooms and about 168 m² of floor area provide a practical base for a growing household.

Useful land component
The 612 m² site is above the fictional 550 m² mapped minimum lot-size control, giving the block meaningful land value.

Evidence depth is strong
Seven sold comparables and a 31-property rental sample give the buyer a useful evidence base rather than a single estimate.

Green space nearby
West Foreton Reserve is shown about 620 m away — a genuine day-to-day positive.

What deserves attention

Price position
The fictional $1.34m asking price sits materially above the $1.11m model midpoint.

Market momentum
Fictional house median −11.8% over 12 months and elevated active supply reduce urgency.

Location convenience
Rail is 3.1 km away and major errands are not strongly walkable.

Mapped risk
Flood, bushfire-interface, acid-sulfate-soil and reactive-soil signals justify specialist checks.

SECTION 01

The property

The physical property, parcel and immediate street context establish the foundation for every later conclusion.

FICTIONAL SAMPLE

PROPERTY SNAPSHOT

At a glance

PROPERTY TYPE **House**	BEDROOMS **4**	BATHROOMS **2**	PARKING **1**
SITE AREA **612.0 m²**	FLOOR AREA **168 m²**	YEAR BUILT **circa 1968**	COUNCIL **Foreton Council (fictional)**

Read the facts together

This appears to be a House on approximately 612 m². Public property attributes are evidence inputs rather than a substitute for an inspection or contract records.

Asbestos-era construction context

What it is: A home from this era may contain asbestos-containing building products, particularly in fibro sheeting, eaves, wet areas, roofing, fencing or older flooring. The construction year does not confirm asbestos is present.

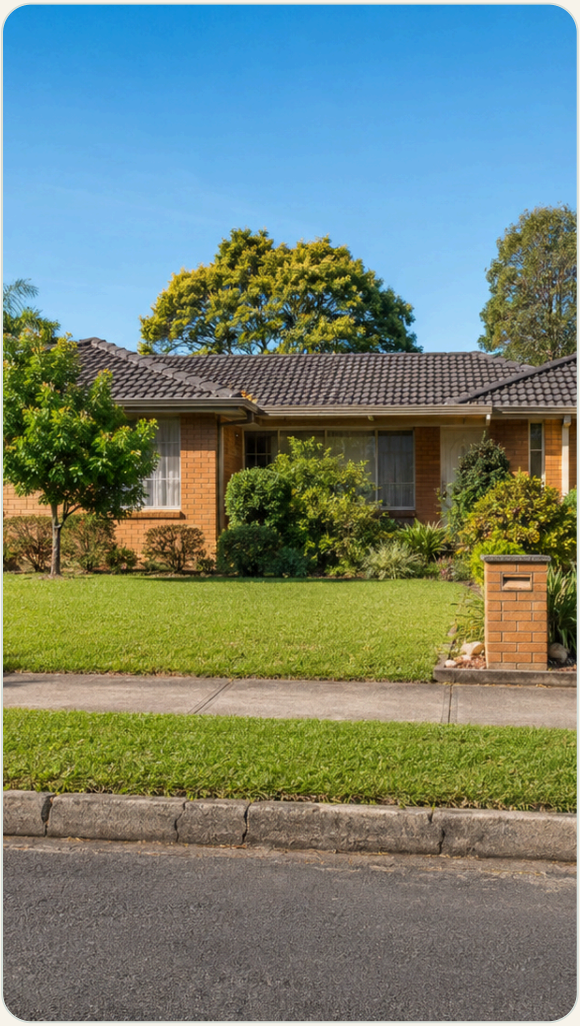
Why it matters: Renovation, drilling, demolition or removal of older materials can make this more relevant.

What to do: Do not assume asbestos is present from age alone. If older materials will be disturbed, use an appropriately qualified asbestos professional before work starts.

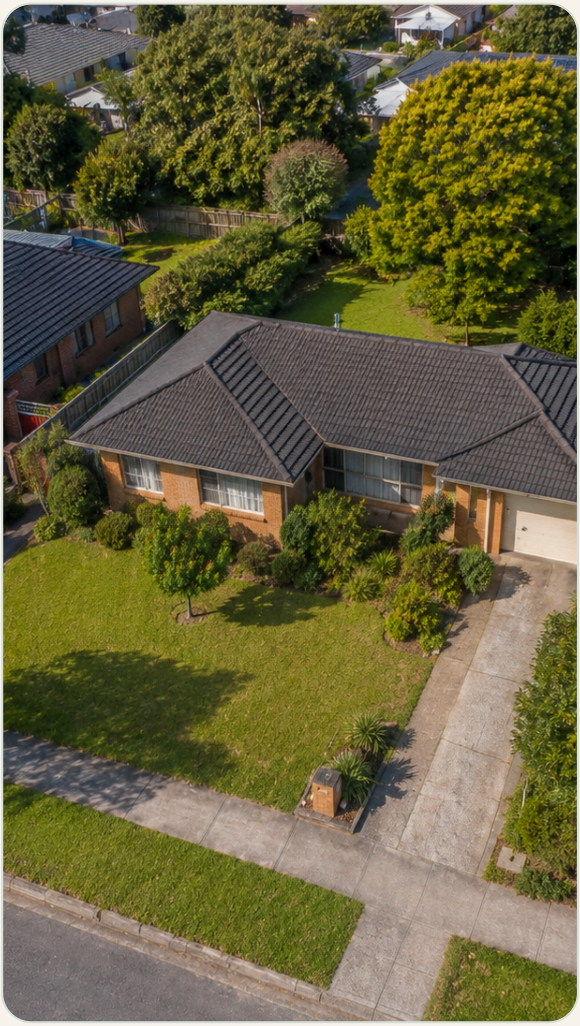
PROPERTY CONTEXT

Street & aerial perspective

The same fictional house shown from two viewpoints so a buyer can understand setback, neighbouring pattern, driveway access, vegetation and site context.



Street context



Aerial context

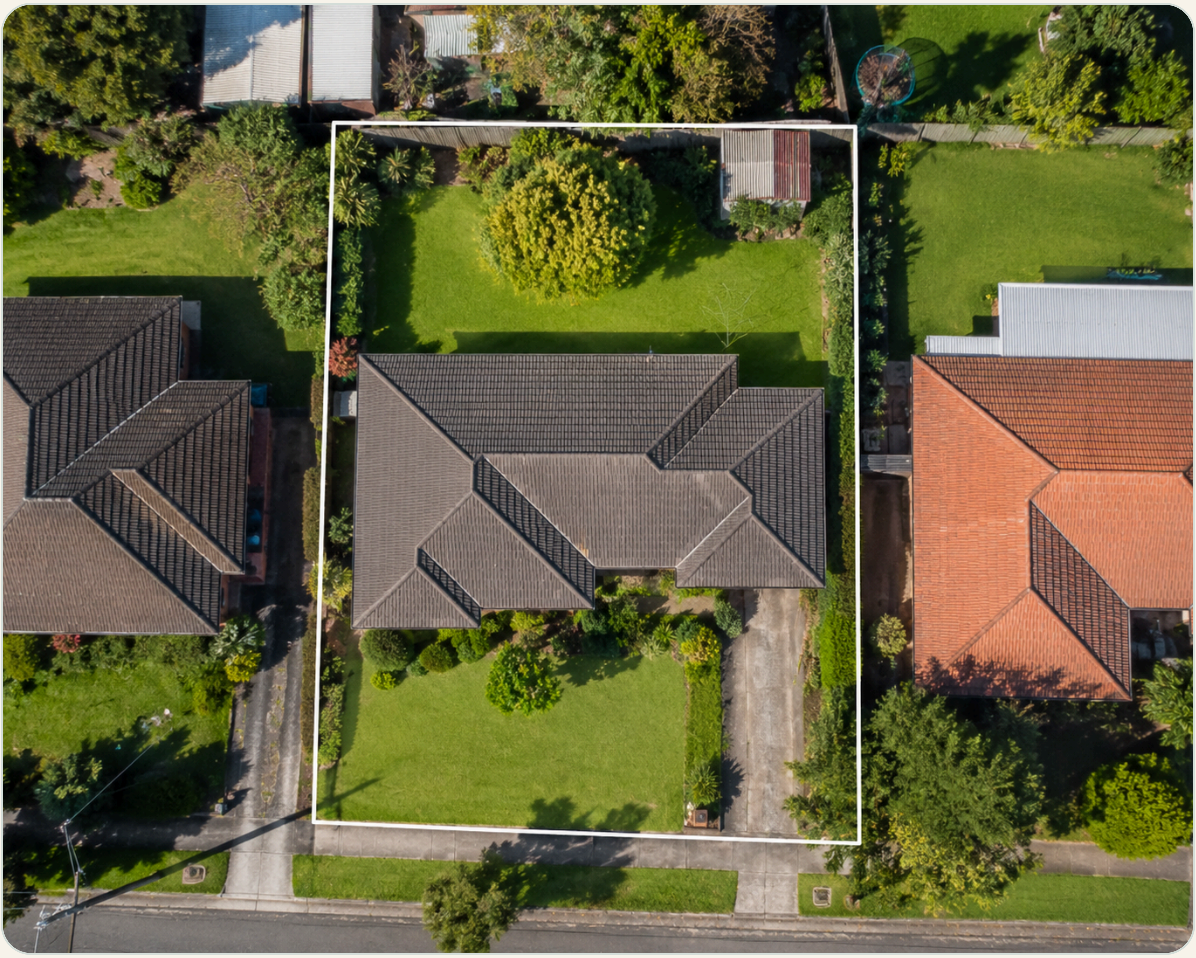
Why imagery matters

Street and aerial views often reveal relationships that a data table cannot: neighbouring building mass, setbacks, site access, vegetation, slope and likely privacy considerations.

SITE & PARCEL

The land in context

The white outline marks the fictional subject parcel so the buyer can see the dwelling footprint, rear yard, side access and neighbouring relationship.



Fictional highlighted parcel boundary

612 m² site

A useful land component for the fictional property and above the mapped 550 m² minimum-lot-size control.

What to verify

Confirm title dimensions, easements, restrictions and deposited-plan boundaries in the contract before relying on any redevelopment potential.

SECTION 02

Price & market

Value is more useful when it is anchored to comparable evidence, supply conditions and the subject property profile.

VALUE POSITION

Price evidence around the decision

FORESURE VALUE CONTEXT	INDICATIVE LOW	INDICATIVE HIGH	COMPARABLE EVIDENCE
$1,110,000	**$1,020,000**	**$1,190,000**	**5**

$1,020,000 — $1,190,000

Midpoint $1,110,000

How to use this range

Treat the range as market context, not a formal valuation. Condition, presentation, contract terms and competitive bidding can materially change the price a buyer should pay.

COMPARABLE SALES

Like-for-like market evidence

COMPARABLE	PRICE	SOLD	LAND
11 Example Street, Foreton NSW 2198	$1,040,000		598 m²
42 Fiction Avenue, Foreton NSW 2198	$1,095,000		625 m²
7 Sample Crescent, Foreton NSW 2198	$1,110,000		640 m²
18 Demo Road, Foreton NSW 2198	$1,075,000		590 m²
3 Placeholder Place, Foreton NSW 2198	$1,130,000		655 m²

Comparable context

The strongest comparables are those closest in property type, bedroom/bathroom mix, land size, condition and timing. Use them as a range of evidence rather than as exact substitutes.

COMPARABLE POSITION

Where the subject sits in the range

11 Example Street **$1,040,000**

42 Fiction Avenue **$1,095,000**

7 Sample Crescent **$1,110,000**

18 Demo Road **$1,075,000**

3 Placeholder Place **$1,130,000**

Context before precision

The current Foresure midpoint is $1,110,000. Differences in land, accommodation and condition explain why nearby sale prices do not move in lockstep.

MARKET CONDITIONS

Supply, demand & liquidity

The market is soft enough to reward patience, but there is sufficient evidence to make the price discussion meaningful.

ACTIVE LISTINGS	SOLD EVIDENCE	HOUSE 12M	UNIT 12M
14	7	−11.8%	−7.4%

Buyer leverage

Elevated fictional supply means more choice and less reason to chase a vendor above the evidence range.

Evidence quality

Seven sold comparables plus rental evidence create a useful decision base rather than a single estimate.

Price is the problem

At $1.34m, the fictional ask is about 20.7% above the $1.11m model midpoint.

Best interpretation

The property becomes materially more attractive if the purchase price moves closer to the evidence range.

Foresure buyer read

Soft momentum is not automatically bad for a buyer. Here it strengthens the case for disciplined negotiation and careful comparable review.

SECTION 03

Planning & change

Planning controls explain what can happen on the site and nearby - and which questions deserve professional confirmation.

PLANNING CONTROLS

What can shape the site

FLOOR SPACE RATIO	MAPPED HEIGHT LIMIT	MINIMUM LOT SIZE
0.50	**8.5 m**	**550 m²**

What this means

R2 Low Density Residential zoning typically focuses on lower-density housing, but the exact permissible uses and development standards depend on the current LEP/DCP and site constraints. Verify intended works with the council or a planning professional.

Floor space ratio (FSR)

What it is: An FSR of 0.50:1 is a planning control comparing allowable floor area with site area. It is not the current size of the house.

Why it matters: It can constrain how much floor area may be achievable in a redevelopment or major extension, alongside height, setbacks, landscaping and other controls.

What to do: If redevelopment matters, have a planner or architect test the whole control set rather than multiplying the site area by FSR alone.

Minimum lot size

What it is: The mapped minimum lot-size control is approximately 550 m².

Why it matters: This can matter for subdivision potential. A site being smaller or larger than the mapped number does not by itself determine whether subdivision is permitted.

What to do: If subdivision is part of the buying strategy, confirm the current LEP, lot dimensions, frontage, servicing and any exceptions with a planning professional.

NEARBY DEVELOPMENT

What may be changing nearby

NEARBY RECORDS	SEARCH RADIUS	SUBJECT RECORDS	CLOSEST MATERIAL PROPOSAL
23	**150 m**	**2**	**82 m**

82 m · Six-storey mixed-use redevelopment

34 fictional apartments above ground-floor retail. Potential construction, traffic, privacy and outlook implications.

96 m · Dual occupancy

Fictional approved dual-occupancy development with a new driveway crossover.

118 m · Major renovation

Fictional two-storey addition and pool. Smaller impact, but still relevant to short-term construction activity.

145 m · Subdivision application

Fictional dual-occupancy and subdivision application under assessment.

Buyer context

The count alone is not the issue. The 82 m redevelopment is the record most likely to affect construction noise, traffic, privacy and neighbourhood character. The others show continuing change around the property.

ALL RECORDS ON THIS PAGE ARE FICTIONAL DEMONSTRATION RECORDS

ENVIRONMENT & MAPPED RISK

What the maps show

BUSHFIRE	FLOOD	ACID SULFATE SOILS	REACTIVE SOILS
Found	**Found**	**Class 3**	**High**

No single fictional flag proves the property is unsuitable. The combination increases the importance of drainage, geotechnical, insurance and conveyancing checks.

Overland flow

Fictional mapping intersects the rear third of the site. Check drainage paths, finished floor levels and insurance.

Reactive / erosion-prone soils

The falling rear section makes a geotechnical opinion more valuable before major works.

Acid sulfate soils

Class 3 fictional mapping mainly matters for excavation, drainage and redevelopment.

Bushfire interface

Fictional vegetation-interface land begins about 180 m west. Confirm current mapping and insurance impact.

What this means for a buyer

The correct response is verification, not panic: building inspection, drainage review, insurance quote, conveyancing review and geotechnical advice if substantial works are planned.

SECTION 04

Access & everyday life

A good location is the combination of transport, schools, services, parks and practical day-to-day access - not a single convenience score.

PUBLIC TRANSPORT

Bus access from the property

Public transport is workable rather than effortless. The property suits a household comfortable combining bus, car and rail.

Nearest bus stop

About 330 m away on Foreton Road (fictional).

Local routes

Two fictional routes connect toward Foreton Town Centre and West Foreton.

Rail transfer

Foreton Station is about 3.1 km away, so first/last-mile access matters.

Buyer read

Test the actual peak-hour door-to-door trip before treating transport as a strength.

FICTIONAL DEMONSTRATION EVIDENCE · SAMPLE ONLY

RAIL & COMMUTING

How the property connects further

Distance to rail is the weakness; flexible access modes are the positive.

Rail distance

3.1 km to Foreton Station (fictional).

Road access

A major road is about 55 m away — convenient for driving but relevant to noise.

Flexible access

Bus, car, cycling or drop-off can bridge the rail gap.

Best fit

More attractive to car-oriented households than buyers wanting walk-to-station convenience.

SCHOOLS

Government intake context

School access is usable rather than exceptional. There are several options, but the nearest government school is not especially close.

Nearest school

Foreton Public School (fictional), about 1.9 km away.

Nearby options

Four fictional schools are represented in the property evidence.

Secondary option

Foreton High School (fictional), about 2.6 km away.

Buyer read

Verify intake eligibility and the actual school fit before relying on proximity.

FICTIONAL DEMONSTRATION EVIDENCE · SAMPLE ONLY

CHILDCARE

Everyday family access

Foreton Early Learning (fictional)
MEETING NQS
Childcare service

West Foreton Early Learning (fictional)
WORKING TOWARDS NQS
Childcare service

Family context

Service presence and regulatory quality ratings are useful context, but they do not establish current vacancies, fees, operating hours or wait-list availability.

EVERYDAY CONVENIENCE

What is close at hand

The park is a clear positive. Groceries and rail are less convenient on foot.

Green space

West Foreton Reserve (fictional), about 620 m away.

Groceries

Foreton Market (fictional), about 1.75 km away.

Healthcare

Foreton District Hospital (fictional), about 8.4 km away.

Buyer read

Best for households happy to drive for major errands while keeping local open space close.

FICTIONAL DEMONSTRATION EVIDENCE · SAMPLE ONLY

HEALTHCARE

Medical access within reach

Healthcare exists within the wider district, but this is not a walk-to-hospital location.

Hospital
Foreton District Hospital (fictional), about 8.4 km away.

GP access
Fictional general-practice access modelled at about 2.2 km.

Pharmacy
Fictional pharmacy access modelled at about 1.8 km.

Buyer read
Reasonable wider-area access; frequent specialist users should test real travel times.

PARKS & OPEN SPACE

Green space around the property

This is one of the stronger parts of the location story, although the fictional suburb-wide canopy is deliberately low.

Nearest reserve
West Foreton Reserve (fictional), about 620 m away.

Usable amenity
The sample assumes open lawn, play space and walking paths.

Tree canopy
Fictional suburb canopy is 12%, reducing shade and summer comfort.

Buyer read
The reserve is a genuine positive; inspect the walking route and how the park is used.

FICTIONAL DEMONSTRATION EVIDENCE · SAMPLE ONLY

CONNECTIVITY

Digital access at the address

NBN TECHNOLOGY

FTTN (fictional)

What this tells you

Several nearby carrier sites can provide useful infrastructure redundancy, but tower distance does not equal indoor coverage. Building materials, terrain, vegetation and carrier spectrum all affect real signal strength.

What to verify

Confirm the exact NBN technology with the official address checker and test the mobile networks that matter to the household inside the property - especially if reliable work-from-home connectivity is important.

RUNNING COSTS

The costs beyond the mortgage

Electricity context

These AER reference scenarios show the scale of annual household electricity costs across NSW network areas. They are comparison benchmarks rather than a forecast for this address.

Water charges

Residential water costs generally combine fixed service charges with usage. The actual annual amount depends on the provider, metered use and the current tariff schedule.

Council rates

Council rates are property-specific and depend on the council rating structure and property land value. The latest rates notice is the best source for an exact annual figure.

Gas

Gas costs only matter where the premises is connected and the household actually uses gas. Confirm serviceability and the current retail plan before budgeting it.

Build the real ownership budget

Use the report benchmarks as a starting point, then replace them with the property's actual council rates notice, water account, insurance quote and recent energy bills in True Cost.

PARKING

Vehicle & kerbside practicality

One off-street space is useful. A two-car household should still inspect the street at the times parking actually matters.

Off-street space

1 garage/car space shown for the property.

Driveway

A dedicated driveway is visible in the fictional sample imagery.

Kerb pressure

Fictional proxy is elevated because of surrounding density and nearby development.

Buyer read

Check evening and weekend kerb availability before assuming a second car is easy.

FICTIONAL DEMONSTRATION EVIDENCE · SAMPLE ONLY

SAFETY CONTEXT

Recorded evidence in context

This deliberately problem-rich sample has an elevated area-level safety signal. It should change the buyer questions, not be treated as a prediction about one street.

Crime-load index

148 versus fictional NSW demonstration median 100.

Road crashes

19 fictional recorded crashes within 500 m.

Pattern

Theft, malicious damage and assault are the largest fictional categories.

Buyer read

Visit at different times and compare the pattern with alternative properties.

FICTIONAL DEMONSTRATION EVIDENCE · SAMPLE ONLY

SAFETY BENCHMARK

Is recorded crime high or low?

Plain-English result

Fictional recorded-crime index: 148. NSW demonstration median: 100.

NSW SUBURB MEDIAN INDEX

100

How the suburb-wide index works

For this fictional sample, the benchmark normalises demonstration incident counts by demonstration indexed addresses and compares the result with the NSW demonstration median.

Evidence: FORESURE FICTIONAL SAMPLE — demonstration only

SECTION 05

People & neighbourhood

Demographics provide context for the area around the property: population, age, household resources, family structure, cultural background, housing mix and the kind of community the buyer is entering.

DEMOGRAPHIC CONTEXT

Who lives around the property

AREA	POPULATION	MEDIAN AGE	MEDIAN WEEKLY HOUSEHOLD INCOME
Foreton	**18,420**	**34**	**$1,640**

FAMILY HOUSEHOLDS	BORN IN AUSTRALIA	NON-ENGLISH LANGUAGE HOUSEHOLDS
59.0%	**52.0%**	**41.0%**

Compared with NSW

Fictional Foreton profile: family households 59.0%, born in Australia 52.0%, and non-English-language household context 41.0%.

Evidence: FORESURE FICTIONAL SAMPLE — demonstration only

HOUSEHOLD & COMMUNITY

People, education & background

BACHELOR DEGREE OR ABOVE	PROFESSIONALS	TOP ANCESTRY RESPONSE	TOP NON-ENGLISH LANGUAGE
22.0%	24.0%	Australian	Chinese

Education & work context

Bachelor-degree attainment is around the NSW level. The professional occupation share is around the NSW level.

How to read cultural background

Country of birth, ancestry and language are area-level Census measures that describe the mix of the community. They are useful for understanding local services and community character, not for predicting anything about a particular household.

HOUSING & COMMUNITY

How the neighbourhood is housed

SEPARATE HOUSES	APARTMENTS	RENTED DWELLINGS
97.5%	**0.2%**	**29.4%**

Separate houses **97.5%**

Apartments **0.2%**

Rented **29.4%**

Housing mix compared with NSW

Separate-house share is 49% above the NSW level. Apartment share is 99% below the NSW level. Rental share is 10% below the NSW level.

Why the housing mix matters

Dwelling type and tenure help explain the character of the neighbourhood, demand for different property types and how owner-occupier and rental housing are balanced.

SECTION 06

Investor lens

For investors, purchase price is only the first line: rent, yield, transaction costs, maintenance and growth scenarios all change the ownership picture.

RENTAL & YIELD

Income potential in context

The fictional rent evidence is useful for comparing income efficiency, but it does not rescue a purchase price that sits well above the value evidence.

MEDIAN WEEKLY RENT	RENTAL SAMPLE	GROSS YIELD AT $1.11M	GROSS YIELD AT $1.34M
$710	**31**	**3.33%**	**2.75%**

Evidence depth

A 31-property fictional rental sample gives more context than a single advertised rent.

Price changes the yield

At the fictional $1.34m asking price, the same $710 weekly rent produces only about 2.75% gross yield.

Gross is not net

Vacancy, management, rates, water, insurance, maintenance, finance and tax all sit outside gross yield.

Investor read

The income case improves materially if the purchase price moves closer to the $1.11m model midpoint.

FICTIONAL DEMONSTRATION RENTAL EVIDENCE · NOT A RENTAL APPRAISAL

OWNERSHIP COSTS

The annual picture beyond rent

A buyer should replace generic assumptions with property-specific documents before treating any investment return as real.

Council & water

Obtain the latest fictional-sample equivalent of the rates notice and water account; these are property-specific holding costs.

Insurance

Get a quote before exchange. The fictional flood and bushfire-interface signals make insurance availability and pricing especially important.

Maintenance & building

A 1968 house can carry uneven maintenance needs. Building inspection findings should feed directly into the ownership budget.

Finance & tax

Interest, land tax and tax outcomes depend on the buyer and ownership structure, so Foresure should not invent them.

Investor decision

Use the $710 weekly rent as only the income side of the equation. Build the cost side from actual notices, quotes, inspection findings and your own finance assumptions.

SECTION 07

Due diligence

The value of the report is not only what it knows, but the questions it helps a buyer ask before money becomes committed.

BUYER CHECKLIST

Questions worth asking before you buy

1. Review the nearby development records for construction timing, height, privacy, traffic and outlook impacts.
2. Confirm title, easements, covenants, restrictions and inclusions with the conveyancer or solicitor.
3. Obtain an independent building and pest inspection and reconcile any property-attribute conflicts.
4. Verify government school intake eligibility directly before relying on a catchment.
5. Confirm current insurance availability and premium before exchange if mapped environmental constraints are material.
6. Test the actual peak-hour commute, parking conditions and public-transport frequency at the times you would use them.

Use this as a working checklist

Take these questions to the inspection, agent, conveyancer, lender and insurer. Property evidence becomes valuable when it changes what you verify.

INSPECTION BRIEF

What to look for on site

1. Are there signs of movement, cracking, moisture, roof deterioration or drainage problems?
2. Do extensions, decks, pools, retaining walls and other improvements appear consistent with approvals?
3. How does the site drain after heavy rain, and are there visible low points or retaining-wall pressures?
4. Is the on-site parking genuinely practical for the household vehicles?
5. Are there noise, privacy or overlooking issues that are not obvious from listing photography?
6. Which fixtures, appliances and inclusions should be tested before exchange?

PROFESSIONAL QUESTIONS

Who should confirm what

Conveyancer / solicitor	confirm title, easements, restrictions, unregistered interests and contract disclosures.
Selling agent	ask about known defects, recent works, approvals, inclusions and the vendor's timing.
Building inspector	focus on moisture, structure, roof, drainage, pest evidence and additions.
Insurer	confirm insurability and any mapped-risk implications before becoming unconditional.
Lender / broker	test borrowing and repayment scenarios against the full ownership-cost picture.

ASK FORESURE

Turn the report into a conversation

Ask about this property, not property in general.

Open the property in My Foresure to question evidence, compare trade-offs and turn a report section into a practical next step.

- What would you investigate first?
- Explain the planning context.
- How does this compare with another saved property?
- What are the biggest ownership-cost questions?

WHY FORESURE

One property. Many evidence layers.

Research that would otherwise live across dozens of places.

Foresure brings property, parcel, market, planning, education, transport, amenities, utilities, environment, demographics and buyer decision evidence into one coherent view.

- **Property**
- **Market**
- **Planning**
- **Education**
- **Transport**
- **Demographics**
- **Risk**
- **Investor**

MY FORESURE

Keep the research moving

Compare properties

Put shortlisted properties against the same decision framework.

Suburb Intelligence

Go deeper into demographics, housing, market and lifestyle context.

True Cost

Model the real monthly ownership picture with personal inputs.

Rental & Yield

Test rental evidence and investor scenarios.

Inspection tools

Turn report findings into an on-site checklist.

Ask Foresure

Keep questioning the evidence attached to this property.

FICTIONAL SAMPLE

EVIDENCE & METHOD

How Foresure builds the picture

01	NSW Spatial Services / addressing & parcel evidence
02	NSW ePlanning / planning evidence
03	NSW Department of Education / school evidence
04	Transport for NSW / public transport evidence
05	NSW Fair Trading / rental-bond evidence
06	NSW BOCSAR / recorded crime evidence
07	ABS Census / SEIFA area context
08	Public market/listing evidence used for comparable discovery
09	Foresure deterministic interpretation and decision models

Evidence first

Foresure distinguishes source evidence from derived interpretation. Derived ratings and scenarios are decision aids, not legal, engineering, valuation, insurance or tax advice.

FICTIONAL SAMPLE

FORESURE PROPERTY INTELLIGENCE

A clearer decision starts with better evidence.

5 Foreton Road, Foreton NSW 2198

Continue in My Foresure for comparison, full Suburb Intelligence, cost modelling and report-aware questions.

foresure.com.au

DEMONSTRATION DATA & AI-GENERATED SAMPLE IMAGERY