

# STATEMENT OF INFORMATION

35 FRANCIS STREET, ROCHESTER, VIC 3561

PREPARED BY FP NEVINS & CO REAL ESTATE PTY LTD

## STATEMENT OF INFORMATION



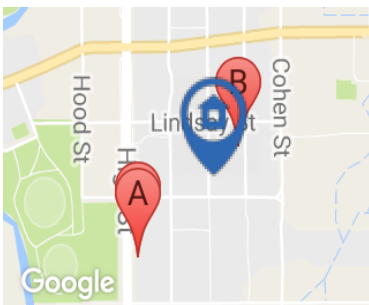
35 FRANCIS STREET, ROCHESTER, VIC

4 2 2

Indicative Selling Price

**\$284,050 to \$313,950**

## SUBURB MEDIAN



ROCHESTER, VIC, 3561

Suburb Median Sale Price (House)

**\$255,000**

12 Months ending Mar '17

Provided by: pricefinder

## COMPARABLE PROPERTIES



13 HIGH ST, ROCHESTER, VIC 3561

4 2 4

Sale Price

**Price Withheld**

Sale Date: 18/04/2017

Distance from Property: 355m



46 KERFORD ST, ROCHESTER, VIC 3561

4 2 2

Sale Price

**\$350,000**

Sale Date: 08/12/2016

Distance from Property: 120m



15 HIGH ST, ROCHESTER, VIC 3561

4 2 2

Sale Price

**\$275,000**

Sale Date: 21/07/2016

Distance from Property: 342m



This report has been compiled on 01/05/2017 by FP Nevins & Co Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.