

# STATEMENT OF INFORMATION

17 HOPETOUN STREET, ROCHESTER, VIC 3561

PREPARED BY FP NEVINS & CO REAL ESTATE PTY LTD

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**17 HOPETOUN STREET, ROCHESTER, VIC**  **3**  **-**  **-**

### Indicative Selling Price

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

Price Range: **\$261,500 to \$288,750**

## MEDIAN SALE PRICE



**ROCHESTER, VIC, 3561**

Suburb Median Sale Price (House)

**\$262,500**

01 April 2016 to 31 March 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.



**28 QUEEN ST, ROCHESTER, VIC 3561**

 **3**  **1**  **2**

Sale Price

**\$270,000**

Sale Date: 12/04/2017

Distance from Property: 213m



**20 CAMPASPE ST, ROCHESTER, VIC 3561**

 **3**  **1**  **4**

Sale Price

**\$230,000**

Sale Date: 03/04/2017

Distance from Property: 869m



**5 LINDSAY ST, ROCHESTER, VIC 3561**

 **3**  **1**  **2**

Sale Price

**\$255,000**

Sale Date: 21/03/2017

Distance from Property: 1.4km



This report has been compiled on 22/06/2017 by FP Nevins & Co Real Estate Pty Ltd. 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

17 HOPETOUN STREET, ROCHESTER, VIC 3561

Indicative selling price

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Price Range: \$261,500 to \$288,750

Median sale price

Median price\$262,500

HouseX

Unit

SuburbROCHESTER

Period01 April 2016 to 31 March 2017

Sourcepricefinder

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
28 QUEEN ST, ROCHESTER, VIC 3561	\$270,000	12/04/2017
20 CAMPASPE ST, ROCHESTER, VIC 3561	\$230,000	03/04/2017
5 LINDSAY ST, ROCHESTER, VIC 3561	\$255,000	21/03/2017