

STATEMENT OF INFORMATION

3 ADAMS COURT, ROCHESTER, VIC 3561

PREPARED BY FP NEVINS & CO REAL ESTATE PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 ADAMS COURT, ROCHESTER, VIC 3561

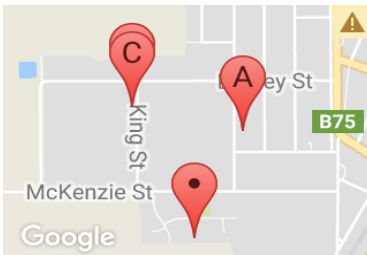
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Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **159,000 to 175,000**

MEDIAN SALE PRICE



ROCHESTER, VIC, 3561

Suburb Median Sale Price (House)

\$270,000

01 October 2016 to 30 September 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.



21 QUEEN ST, ROCHESTER, VIC 3561

3 1 2

Sale Price

\$189,000

Sale Date: 10/08/2017

Distance from Property: 424m



32 KING ST, ROCHESTER, VIC 3561

3 1 2

Sale Price

\$280,000

Sale Date: 19/05/2017

Distance from Property: 550m



30 KING ST, ROCHESTER, VIC 3561

4 2 2

Sale Price

\$375,000

Sale Date: 02/05/2017

Distance from Property: 522m



This report has been compiled on 18/10/2017 by FP Nevins & Co Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2017 - 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

3 ADAMS COURT, ROCHESTER, VIC 3561

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

159,000 to 175,000

Median sale price

Median price

\$270,000

House

X

Unit

Suburb

ROCHESTER

Period

01 October 2016 to 30 September 2017

Source



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
21 QUEEN ST, ROCHESTER, VIC 3561	\$189,000	10/08/2017
32 KING ST, ROCHESTER, VIC 3561	\$280,000	19/05/2017
30 KING ST, ROCHESTER, VIC 3561	\$375,000	02/05/2017