

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 DINGEE ROAD, ROCHESTER, VIC 3561

 4  2  6

Indicative Selling Price

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

Price Range: \$380,000 to \$390,000

Provided by: Bronwyn Hosking, Bendigo Property Plus

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.



13 HIGH ST, ROCHESTER, VIC 3561

 4  2  4

Sale Price

\$395,000

Sale Date: 07/03/2017

Distance from Property: 1.9km



46 KERFORD ST, ROCHESTER, VIC 3561

 5  2  2

Sale Price

***\$390,000**

Sale Date: 21/07/2017

Distance from Property: 2.3km



19 QUEEN ST, ROCHESTER, VIC 3561

 3  2  3

Sale Price

\$350,000

Sale Date: 23/10/2017

Distance from Property: 1.2km



This report has been compiled on 01/11/2017 by Bendigo Property Plus. 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

6 DINGEE ROAD, ROCHESTER, VIC 3561

Indicative selling price

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Price Range: \$380,000 to \$390,000

Median sale price

Median price \$270,000

House

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
13 HIGH ST, ROCHESTER, VIC 3561	\$395,000	07/03/2017
46 KERFORD ST, ROCHESTER, VIC 3561	*\$390,000	21/07/2017
19 QUEEN ST, ROCHESTER, VIC 3561	\$350,000	23/10/2017