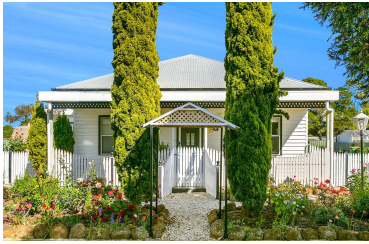


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 EDWARD STREET, ROCHESTER, VIC

 4  2  1

Indicative Selling Price

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

Price Range: \$345,000 to \$355,000

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.



8 FULLER AVE, ROCHESTER, VIC 3561

 4  2  4

Sale Price

\$305,000

Sale Date: 07/10/2016

Distance from Property: 1.2km



78 ECHUCA RD, ROCHESTER, VIC 3561

 3  1  2

Sale Price

\$358,000

Sale Date: 08/05/2017

Distance from Property: 291m



30 KING ST, ROCHESTER, VIC 3561

 4  2  2

Sale Price

\$375,000

Sale Date: 02/05/2017

Distance from Property: 796m



This report has been compiled on 08/11/2017 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 EDWARD STREET, ROCHESTER, VIC 3561

Indicative selling price

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

Price Range:

\$345,000 to \$355,000

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
8 FULLER AVE, ROCHESTER, VIC 3561	\$305,000	07/10/2016
78 ECHUCA RD, ROCHESTER, VIC 3561	\$358,000	08/05/2017
30 KING ST, ROCHESTER, VIC 3561	\$375,000	02/05/2017