

#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 2 RAILWAY ROAD, ROCHESTER, VIC 3561 🕮 4 🕒 2 🚓 2







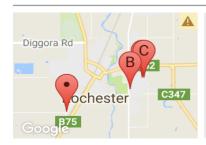
**Indicative Selling Price** 

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

Single Price: \$390,000

Provided by: Bronwyn Hosking, Bendigo Property Plus

#### **MEDIAN SALE PRICE**



## **ROCHESTER, VIC, 3561**

**Suburb Median Sale Price (House)** 

\$232,500

01 April 2017 to 31 March 2018

Provided by: **pricefinder** 

#### **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.



# 46 KERFORD ST, ROCHESTER, VIC 3561







Sale Price

\$390,000

Sale Date: 21/08/2017

Distance from Property: 2.3km





#### 13 HIGH ST, ROCHESTER, VIC 3561







Sale Price

\$395,000

Sale Date: 07/03/2017

Distance from Property: 1.8km





## 43 KERFORD ST, ROCHESTER, VIC 3561







Sale Price

\*\$425,000

Sale Date: 22/01/2018

Distance from Property: 2.3km



# 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	2 RAILWAY ROAD, ROCHESTER, VIC 3561
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## Indicative selling price

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

Single Price:	\$390,000	

## Median sale price

Median price	\$232,500	House	X	Unit	Suburb	ROCHESTER
Period	01 April 2017 to 31 March 2018			Source	p	ricefinder

#### 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
46 KERFORD ST, ROCHESTER, VIC 3561	\$390,000	21/08/2017
13 HIGH ST, ROCHESTER, VIC 3561	\$395,000	07/03/2017
43 KERFORD ST, ROCHESTER, VIC 3561	*\$425,000	22/01/2018