

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**9 HART STREET, ROCHESTER, VIC 3561**

 3  1  4

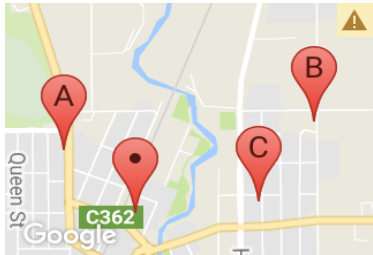
### Indicative Selling Price

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

Single Price: **\$310,000**

Provided by: Bronwyn Hosking, Bendigo Property Plus

## MEDIAN SALE PRICE



**ROCHESTER, VIC, 3561**

Suburb Median Sale Price (House)

**\$236,000**

01 April 2017 to 31 March 2018

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.



**78 ECHUCA RD, ROCHESTER, VIC 3561**

 3  1  2

Sale Price

**\$358,000**

Sale Date: 08/05/2017

Distance from Property: 664m



**110 COHEN ST, ROCHESTER, VIC 3561**

 3  1  3

Sale Price

**\*\$345,000**

Sale Date: 10/01/2018

Distance from Property: 1.4km



**78 BAYNES ST, ROCHESTER, VIC 3561**

 3  1  2

Sale Price

**\$285,000**

Sale Date: 05/12/2016

Distance from Property: 825m



This report has been compiled on 17/05/2018 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2018 - [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

9 HART STREET, ROCHESTER, VIC 3561

### Indicative selling price

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

Single Price:

\$310,000

### Median sale price

Median price

\$236,000

House

Unit

Suburb

ROCHESTER

Period

01 April 2017 to 31 March 2018

Source

pricfinder

### 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
78 ECHUCA RD, ROCHESTER, VIC 3561	\$358,000	08/05/2017
110 COHEN ST, ROCHESTER, VIC 3561	*\$345,000	10/01/2018
78 BAYNES ST, ROCHESTER, VIC 3561	\$285,000	05/12/2016