

STATEMENT OF INFORMATION

118 BAYNES ST, ROCHESTER, VIC 3561

PREPARED BY FP NEVINS & CO REAL ESTATE PTY LTD



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



118 BAYNES ST, ROCHESTER, VIC 3561

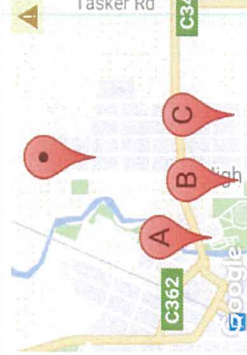
Indicative Selling Price

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

Price Range: **\$90,000 to \$99,000**



MEDIAN SALE PRICE



ROCHESTER, VIC, 3561

Suburb Median Sale Price (Vacant Land)

\$60,000

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.



4 CHURCH ST, ROCHESTER, VIC 3561

Sale Price

****\$85,000**

Sale Date: 15/09/2017



Distance from Property: 1km **A**



32 HIGH ST, ROCHESTER, VIC 3561

Sale Price

\$100,000

Sale Date: 01/02/2017



Distance from Property: 1.1km **B**



31 KERFORD ST, ROCHESTER, VIC 3561

Sale Price

\$100,000

Sale Date: 01/02/2017



Distance from Property: 1.1km **C**

This report has been compiled on 23/05/2018 by FP Nevins & Co Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - 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

118 BAYNES ST, ROCHESTER, VIC 3561

Indicative selling price

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

Price Range: \$90,000 to \$99,000

Median sale price

Median price

\$60,000

House

Unit

Suburb

ROCHESTER

Period

01 April 2017 to 31 March 2018

Source

 pricefinder

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
4 CHURCH ST, ROCHESTER, VIC 3561	**\$85,000	15/09/2017
32 HIGH ST, ROCHESTER, VIC 3561	\$100,000	01/02/2017
31 KERFORD ST, ROCHESTER, VIC 3561	\$100,000	01/02/2017