

STATEMENT OF INFORMATION

3 LEAHY COURT, ROCHESTER, VIC 3561

PREPARED BY FP NEVINS & CO REAL ESTATE PTY LTD



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 LEAHY COURT, ROCHESTER, VIC 3561   

Indicative Selling Price

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

Price Range: **\$290,000 to \$319,000**

MEDIAN SALE PRICE



ROCHESTER, VIC, 3561

Suburb Median Sale Price (House)

\$236,000

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.



86 BAYNES ST, ROCHESTER, VIC 3561

Sale Price

\$305,000

Sale Date: 27/10/2017

Distance from Property: 1.7km 

  



25 HOTHAM ST, ROCHESTER, VIC 3561

Sale Price

\$290,000

Sale Date: 06/02/2018

Distance from Property: 805m 

  



35 FRANCIS ST, ROCHESTER, VIC 3561

Sale Price

\$285,000

Sale Date: 03/07/2017

Distance from Property: 2.1km 

  

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

3 LEAHY COURT, ROCHESTER, VIC 3561

Indicative selling price

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

Price Range:

\$290,000 to \$319,000

Median sale price

Median price

\$236,000

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
86 BAYNES ST, ROCHESTER, VIC 3561	\$305,000	27/10/2017
25 HOTHAM ST, ROCHESTER, VIC 3561	\$290,000	06/02/2018
35 FRANCIS ST, ROCHESTER, VIC 3561	\$285,002	03/07/2017