

STATEMENT OF INFORMATION

50 DUDLEY STREET, ROCHESTER, VIC 3561

PREPARED BY FP NEVINS & CO REAL ESTATE PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



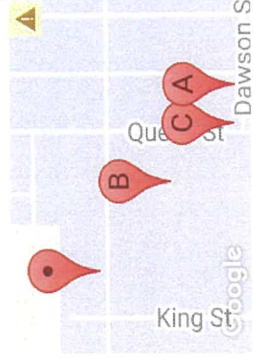
50 DUDLEY STREET, ROCHESTER, VIC 4 1 2

Indicative Selling Price

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

Price Range: \$260,000 to \$286,000

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.



20 DAWSON ST, ROCHESTER, VIC 3561 3 1 2

Sale Price

\$240,000

Sale Date: 01/03/2017

Distance from Property: 414m



28 QUEEN ST, ROCHESTER, VIC 3561 3 1 2

Sale Price

\$270,000

Sale Date: 12/04/2017

Distance from Property: 207m



15 QUEEN ST, ROCHESTER, VIC 3561 3 1 3

Sale Price

\$270,000

Sale Date: 10/01/2017

Distance from Property: 363m

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

50 DUDLEY STREET, ROCHESTER, VIC 3561

Indicative selling price

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

Price Range: \$260,000 to \$286,000

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 |
|-----------------------------------|-----------|--------------|
| 20 DAWSON ST, ROCHESTER, VIC 3561 | \$240,000 | 01/03/2017 |
| 28 QUEEN ST, ROCHESTER, VIC 3561 | \$270,000 | 12/04/2017 |
| 15 QUEEN ST, ROCHESTER, VIC 3561 | \$270,000 | 10/01/2017 |