

STATEMENT OF INFORMATION

2/9 PRIORITY STREET, ROCHESTER, VIC 3561

PREPARED BY FP NEVINS & CO REAL ESTATE PTY LTD

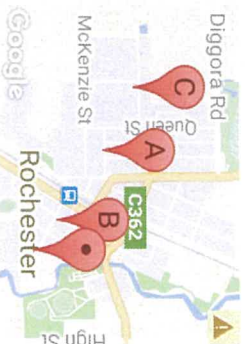
STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/9 PRIORITY STREET, ROCHESTER, VIC 🏠 2 🚗 1 🚲 3
Indicative Selling Price
 For the meaning of this price see consumer.vic.au/underquoting
Price Range: \$199,000 to \$218,900

MEDIAN SALE PRICE

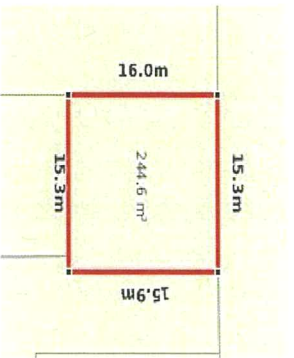


ROCHESTER, VIC, 3561
 Suburb Median Sale Price (Unit)
\$165,625
 01 April 2017 to 31 March 2018

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 agents representative considers to be most comparable to the property for sale.



13 DAWSON ST, ROCHESTER, VIC 3561 🏠 2 🚗 - 🚲 -

Sale Price
\$200,000
 Sale Date: 15/12/2017

Distance from Property: 869m

7/29 MACKAY ST, ROCHESTER, VIC 3561 🏠 2 🚗 1 🚲 1

Sale Price
\$212,000
 Sale Date: 08/06/2017

Distance from Property: 267m

3/53 DUDLEY ST, ROCHESTER, VIC 3561 🏠 2 🚗 1 🚲 1

Sale Price
\$243,750
 Sale Date: 16/01/2017

Distance from Property: 1.4km



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


2/9 PRIORITY STREET, ROCHESTER, VIC 3561

Indicative selling price

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

Price Range: \$199,000 to \$218,900

Median sale price

Median price	\$165,625	House	<input type="checkbox"/>	Unit	<input checked="" type="checkbox"/>	Suburb	ROCHESTER
Period	01 April 2017 to 31 March 2018		Source				

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
13 DAWSON ST, ROCHESTER, VIC 3561	\$200,000	15/12/2017
7/29 MACKAY ST, ROCHESTER, VIC 3561	\$212,000	08/06/2017
3/53 DUDLEY ST, ROCHESTER, VIC 3561	\$243,750	16/01/2017