

## **STATEMENT OF INFORMATION**

21 VICTORIA STREET, ROCHESTER, VIC 3561

PREPARED BY FP NEVINS & CO REAL ESTATE PTY LTD



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



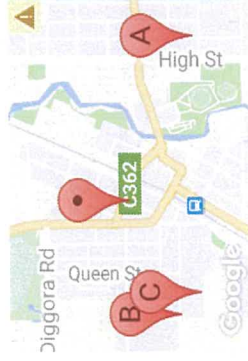
**21 VICTORIA STREET, ROCHESTER, VIC** 2 1 1

### Indicative Selling Price

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

Price Range: **\$170,000 to \$187,000**

## MEDIAN SALE PRICE



**ROCHESTER, VIC, 3561**

Suburb Median Sale Price (House)

**\$236,000**

01 April 2017 to 31 March 2018

Provided by: **pricfinder**

## 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.



**33 BAYNES ST, ROCHESTER, VIC 3561** 2 1 1

Sale Price

**\$185,000**

Sale Date: 26/02/2018

Distance from Property: 1.2km



**63 MCKENZIE ST, ROCHESTER, VIC 3561** 3 1 2

Sale Price

**\$170,000**

Sale Date: 03/04/2018

Distance from Property: 887m



**3 ADAMS CRT, ROCHESTER, VIC 3561** 3 1 2

Sale Price

**\$175,000**

Sale Date: 18/11/2017

Distance from Property: 838m

**This report has been compiled on 23/05/2018 by FP Nevins & Co Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - [www.pricfinder.com.au](http://www.pricfinder.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

21 VICTORIA STREET, ROCHESTER, VIC 3561

### Indicative selling price

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

Price Range: \$170,000 to \$187,000

### Median sale price

Median price

\$236,000

House

Unit

Suburb

ROCHESTER

Period

01 April 2017 to 31 March 2018

Source

 pricelife

### 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
33 BAYNES ST, ROCHESTER, VIC 3561	\$185,000	26/02/2018
63 MCKENZIE ST, ROCHESTER, VIC 3561	\$170,000	03/04/2018
3 ADAMS CRT, ROCHESTER, VIC 3561	\$175,000	18/11/2017