

STATEMENT OF INFORMATION

5/28 MACKAY STREET, ROCHESTER, VIC 3561

PREPARED BY FP NEVINS & CO REAL ESTATE PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5/28 MACKAY STREET, ROCHESTER, VIC 🏠 2 🚗 1 🚘 1

Indicative Selling Price

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

Price Range: **\$235,000 to \$258,500**

MEDIAN SALE PRICE



ROCHESTER, VIC, 3561

Suburb Median Sale Price (Unit)

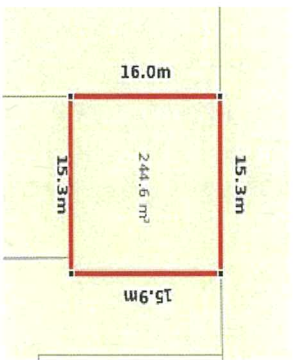
\$165,625

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



13 DAWSON ST, ROCHESTER, VIC 3561

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Sale Price

\$200,000

Sale Date: 15/12/2017

Distance from Property: 564m



7/29 MACKAY ST, ROCHESTER, VIC 3561

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Sale Price

\$212,000

Sale Date: 08/06/2017

Distance from Property: 67m



1/9 VICTORIA ST, ROCHESTER, VIC 3561

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Sale Price

\$131,250

Sale Date: 26/05/2017

Distance from Property: 510m



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

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4/55 DUDLEY ST, ROCHESTER, VIC 3561



Sale Price

\$115,000

Sale Date: 24/04/2017

Distance from Property: 1.1km



83 HIGH ST, ROCHESTER, VIC 3561



Sale Price

\$365,000

Sale Date: 24/02/2017

Distance from Property: 1.2km



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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

5/28 MACKAY STREET, ROCHESTER, VIC 3561

Indicative selling price

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

Price Range: \$235,000 to \$258,500

Median sale price

Median price House Unit Suburb

Period 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
1/9 VICTORIA ST, ROCHESTER, VIC 3561	\$131,250	26/05/2017
4/55 DUDLEY ST, ROCHESTER, VIC 3561	\$115,000	24/04/2017

83 HIGH ST, ROCHESTER, VIC 3561	\$365,000	24/02/2017
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