

## **STATEMENT OF INFORMATION**

57 VICTORIA STREET, ROCHESTER, VIC

PREPARED BY FP NEVINS & CO REAL ESTATE PTY LTD



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**57 VICTORIA STREET, ROCHESTER, VIC**  **4**  **4**  **-**

### Indicative Selling Price

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

**Price Range: \$305,000 to \$335,500**

## MEDIAN SALE PRICE



**ROCHESTER, VIC, 3561**

Suburb Median Sale Price (House)

**\$236,000**

01 July 2017 to 30 June 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.



**53 VICTORIA ST, ROCHESTER, VIC 3561**  **4**  **1**  **2**

Sale Price

**\*\$0**

Sale Date: 29/05/2018

Distance from Property: 38m 



**29 NORTHCOTE ST, ROCHESTER, VIC 3561**  **4**  **2**  **2**

Sale Price

**\$305,000**

Sale Date: 25/01/2018

Distance from Property: 534m 



**86 BAYNES ST, ROCHESTER, VIC 3561**  **3**  **1**  **4**

Sale Price

**\$305,000**

Sale Date: 27/10/2017

Distance from Property: 952m 

This report has been compiled on 23/07/2018 by FP Nevins & Co Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

57 VICTORIA STREET, ROCHESTER, VIC

### Indicative selling price

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

Price Range:

\$305,000 to \$335,500

### Median sale price

Median price

\$236,000

House

Unit

Suburb

ROCHESTER

Period

01 July 2017 to 30 June 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
53 VICTORIA ST, ROCHESTER, VIC 3561	*\$0	29/05/2018
29 NORTHCOTE ST, ROCHESTER, VIC 3561	\$305,000	25/01/2018
86 BAYNES ST, ROCHESTER, VIC 3561	\$305,000	27/10/2017