

STATEMENT OF INFORMATION

2 LEAHY COURT, ROCHESTER, VIC 3561

PREPARED BY FP NEVINS & CO REAL ESTATE PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 LEAHY COURT, ROCHESTER, VIC 3561



Indicative Selling Price

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

Price Range: \$320,000 to \$352,000

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.



86 BAYNES ST, ROCHESTER, VIC 3561



Sale Price

\$305,000

Sale Date: 27/10/2017

Distance from Property: 1.7km



15 PHILLIP ST, ROCHESTER, VIC 3561



Sale Price

\$235,000

Sale Date: 01/06/2017

Distance from Property: 370m



68 QUEEN ST, ROCHESTER, VIC 3561



Sale Price

\$325,000

Sale Date: 21/07/2017

Distance from Property: 140m

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 LEAHY COURT, ROCHESTER, VIC 3561
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Indicative selling price

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

Price Range:	\$320,000 to \$352,000
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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
86 BAYNES ST, ROCHESTER, VIC 3561	\$305,000	27/10/2017
15 PHILLIP ST, ROCHESTER, VIC 3561	\$235,000	01/06/2017
68 QUEEN ST, ROCHESTER, VIC 3561	\$325,000	21/07/2017