

STATEMENT OF INFORMATION

39 ECHUCA ROAD, ROCHESTER, VIC 3561

PREPARED BY FP NEVINS & CO REAL ESTATE PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



39 ECHUCA ROAD, ROCHESTER, VIC 3561  4  1  5

Indicative Selling Price

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

Price Range: **\$250,000 to \$275,000**

MEDIAN SALE PRICE



ROCHESTER, VIC, 3561

Suburb Median Sale Price (House)

\$262,500

01 July 2016 to 30 June 2017

Provided by: 

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.



5 DUDLEY ST, ROCHESTER, VIC 3561

 4  1  2

Sale Price

Price Withheld

Sale Date: 27/07/2017

Distance from Property: 138m



52 VICTORIA ST, ROCHESTER, VIC 3561

 4  1  3

Sale Price

\$270,000

Sale Date: 10/04/2016

Distance from Property: 366m



61 HOPETOUN ST, ROCHESTER, VIC 3561

 4  2  2

Sale Price

\$325,000

Sale Date: 22/03/2016

Distance from Property: 518m



This report has been compiled on 04/09/2017 by FP Nevins & Co Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2017 - 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

39 ECHUCA ROAD, ROCHESTER, VIC 3561

Indicative selling price

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Price Range:

\$250,000 to \$275,000

Median sale price

Median price

\$262,500

House

X

Unit

Suburb

ROCHESTER

Period

01 July 2016 to 30 June 2017

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
5 DUDLEY ST, ROCHESTER, VIC 3561	Price Withheld	27/07/2017
52 VICTORIA ST, ROCHESTER, VIC 3561	\$270,000	10/04/2016
61 HOPETOUN ST, ROCHESTER, VIC 3561	\$325,000	22/03/2016