

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	1 William Street Rochester, 3561
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Indicative selling price

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

Range between	\$390,000 & \$410,000
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Median sale price

Median price	\$440,000	Property Type	HOUSE	Suburb	ROCHESTER
Period - From	31-May-2021	to	31-May-2022	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
1	12 Fuller Avenue, Rochester	\$440,000	21-May-2022
2	14 Mackay Street Rochester	\$440,000	26-Nov-2021
3	22 Echuca Road, Rochester	\$445,000	03-Sep-2021

This statement of information was prepared on 18-Jul-2022 at 11:19:33 AM EST