

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	19 Diggora Road Rochester, 3561
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Indicative selling price

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

Single price	\$495,000.00
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Median sale price

Median price	\$440,000.00	Property Type	HOUSE	Suburb	ROCHESTER
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Period - From	01-Jun-2021	to	01-Jan-2022	Source	Pricefinder
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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	65 Dudley Street, Rochester	\$480,000.00	04-Nov-2021
2	25 William Street, Rochester	\$480,000.00	02-Jun-2021
3	22 Echuca Road, Rochester	\$455,000.00	03-Sep-2021

This statement of information was prepared on 21-Apr-2022 at 1:43:31 PM EST