

STATEMENT OF INFORMATION

21 QUEEN ST, ROCHESTER, VIC 3561

PREPARED BY FP NEVINS & CO REAL ESTATE PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



21 QUEEN ST, ROCHESTER, VIC 3561

2 1 2

Indicative Selling Price

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

Price Range: **\$190,000 to \$209,000**

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.



29 MCKENZIE ST, ROCHESTER, VIC 3561

2 1 2

Sale Price

\$255,000

Sale Date: 23/11/2015

Distance from Property: 241m



35 HOPETOUN ST, ROCHESTER, VIC 3561

3 1 4

Sale Price

\$190,000

Sale Date: 12/07/2016

Distance from Property: 335m



14 EDWARD ST, ROCHESTER, VIC 3561

3 1 2

Sale Price

\$185,000

Sale Date: 25/01/2016

Distance from Property: 593m



This report has been compiled on 25/08/2017 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

21 QUEEN ST, ROCHESTER, VIC 3561

Indicative selling price

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Price Range:

\$190,000 to \$209,000

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
29 MCKENZIE ST, ROCHESTER, VIC 3561	\$255,000	23/11/2015
35 HOPETOUN ST, ROCHESTER, VIC 3561	\$190,000	12/07/2016
14 EDWARD ST, ROCHESTER, VIC 3561	\$185,000	25/01/2016