

STATEMENT OF INFORMATION

120 COHEN STREET, ROCHESTER, VIC 3561

PREPARED BY FP NEVINS & CO REAL ESTATE PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



120 COHEN STREET, ROCHESTER, VIC

- - -

Indicative Selling Price

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

Price Range: **\$63,000 to \$69,300**

MEDIAN SALE PRICE



ROCHESTER, VIC, 3561

Suburb Median Sale Price (Vacant Land)

\$100,000

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.



31 KERFORD ST, ROCHESTER, VIC 3561

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Sale Price

\$100,000

Sale Date: 12/05/2016

Distance from Property: 1.2km



32 BAYNES ST, ROCHESTER, VIC 3561

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Sale Price

\$80,000

Sale Date: 30/06/2016

Distance from Property: 1.3km



1 HIGH ST, ROCHESTER, VIC 3561

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Sale Price

\$90,000

Sale Date: 27/10/2016

Distance from Property: 1.7km



This report has been compiled on 11/09/2017 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

120 COHEN STREET, ROCHESTER, VIC 3561

Indicative selling price

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

Price Range:

\$63,000 to \$69,300

Median sale price

Median price

\$100,000

House

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
31 KERFORD ST, ROCHESTER, VIC 3561	\$100,000	12/05/2016
32 BAYNES ST, ROCHESTER, VIC 3561	\$80,000	30/06/2016
1 HIGH ST, ROCHESTER, VIC 3561	\$90,000	27/10/2016