

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

15 Moore Street Rochester, 3561

Indicative selling price

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

Single price \$170,000.00

Median sale price

Median price \$255,000.00 Property Type HOUSE Suburb ROCHESTER

Period - From 01-Jul-2019 to 30-Jun-2020 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 | 10 Mackay Street, Rochester | \$180,000.00 | 12-Dec-2019 |
| 2 | 16 Dawson Street, Rochester | \$170,000.00 | 23-Jul-2019 |
| 3 | 82 Ramsay Street, Rochester | \$212,500.00 | 14-Feb-2020 |

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