

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 LEAHY COURT ROCHESTER VIC 3561

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$460,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$267,500

Property type

House

Suburb

Rochester

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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 MCKENZIE STREET ROCHESTER VIC 3561	\$370,000	09-Jan-24
5/23 MACKAY STREET ROCHESTER VIC 3561	-	22-Mar-24
1/30 ECHUCA ROAD ROCHESTER VIC 3561	\$440,000	23-Dec-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 27 March 2024



31 MCKENZIE STREET ROCHESTER VIC 3561

Sold Price

\$370,000

Sold Date

09-Jan-24

3

1

2

Distance

0.95km



5/23 MACKAY STREET ROCHESTER VIC 3561

Sold Price

^{RS}

Sold Date

22-Mar-24

2

1

1

Distance

1.42km



1/30 ECHUCA ROAD ROCHESTER VIC 3561

Sold Price

\$440,000

Sold Date

23-Dec-22

2

1

3

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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