

STATEMENT OF INFORMATION

134 MACKAY STREET, ROCHESTER, VIC 3561

PREPARED BY FP NEVINS & CO REAL ESTATE PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



134 MACKAY STREET, ROCHESTER, VIC  **3**  **1**  **6**

Indicative Selling Price

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

Price Range: \$395,000 to \$434,500

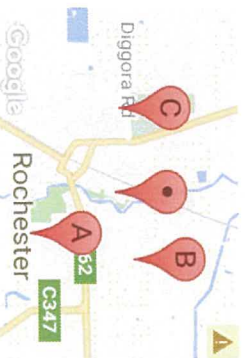
MEDIAN SALE PRICE

ROCHESTER, VIC, 3561

Suburb Median Sale Price (Other)

\$725,000

01 April 2017 to 31 March 2018



Provided by:  **pricefinder**

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 agents representative considers to be most comparable to the property for sale.

53 PASCOE ST, ROCHESTER, VIC 3561

 **3**  **1**  **2**

Sale Price

\$380,000

Sale Date: 15/03/2018



Distance from Property: 1.4km



110 COHEN ST, ROCHESTER, VIC 3561

 **3**  **1**  **3**

Sale Price

***\$345,000**

Sale Date: 10/01/2018



Distance from Property: 977m



32 WILLIAM ST, ROCHESTER, VIC 3561

 **3**  **2**  **2**

Sale Price

\$440,000

Sale Date: 01/12/2017



Distance from Property: 1.2km



This report has been compiled on 23/05/2018 by FP Nevins & Co Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Ch). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

134 MACKAY STREET, ROCHESTER, VIC 3561

Indicative selling price

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

Price Range:

\$395,000 to \$434,500

Median sale price

Median price

\$725,000

House

X

Unit

Suburb

ROCHESTER

Period

01 April 2017 to 31 March 2018

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
53 PASCOE ST, ROCHESTER, VIC 3561	\$380,000	15/03/2018
110 COHEN ST, ROCHESTER, VIC 3561	*\$345,000	10/01/2018
32 WILLIAM ST, ROCHESTER, VIC 3561	\$440,000	01/12/2017