F.P. Nevins & Co. Real Estate PTY LTD Real Estate Agents, Auctioneers

# **STATEMENT OF INFORMATION**

86-88 BAYNES STREET, ROCHESTER, VIC 3561 PREPARED BY FP NEVINS & CO REAL ESTATE PTY LTD

### **STATEMENT OF INFORMATION**

Section 47AF of the Estate Agents Act 1980



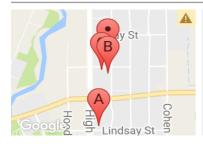
## 86-88 BAYNES STREET, ROCHESTER, VIC 📇 3 🕒 1 😓 4

Indicative Selling Price

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

\$332,500 to \$367,500

## SUBURB MEDIAN



## **ROCHESTER, VIC, 3561**

Suburb Median Sale Price (House)

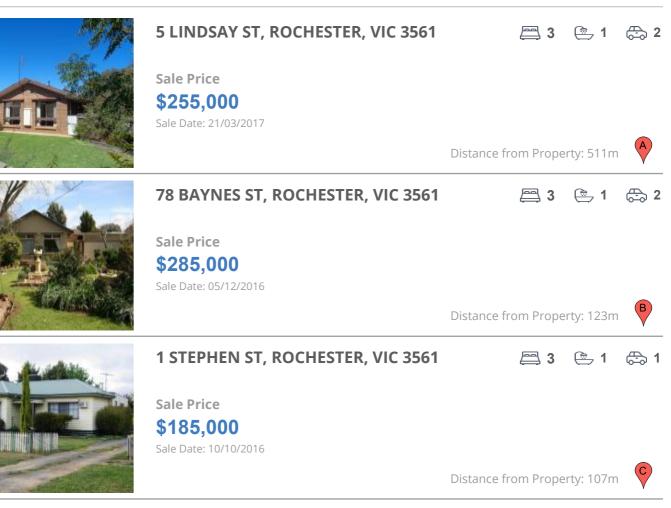
\$262,500

01 April 2016 to 31 March 2017

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 agent's representative considers to be most comparable to the property for sale.



This report has been compiled on 05/06/2017 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 86-88 BAYNES STREET, ROCHESTER, VIC 3561 postcode

#### Indicative selling price

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

Single Price / Range \$332,500 to \$367,500

### Median sale price

Median price	\$262,500	House	Х	Unit	Suburb	ROCHESTER
Period	01 April 2016 to 31 March 2017		Source	р	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
5 LINDSAY ST, ROCHESTER, VIC 3561	\$255,000	21/03/2017
78 BAYNES ST, ROCHESTER, VIC 3561	\$285,000	05/12/2016
1 STEPHEN ST, ROCHESTER, VIC 3561	\$185,000	10/10/2016

