

# 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](http://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: 

## 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.



5 LINDSAY ST, ROCHESTER, VIC 3561

 3  1  2

Sale Price

**\$255,000**

Sale Date: 21/03/2017

Distance from Property: 511m



78 BAYNES ST, ROCHESTER, VIC 3561

 3  1  2

Sale Price

**\$285,000**

Sale Date: 05/12/2016

Distance from Property: 123m



1 STEPHEN ST, ROCHESTER, VIC 3561

 3  1  1

Sale Price

**\$185,000**

Sale Date: 10/10/2016

Distance from Property: 107m



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](http://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

86-88 BAYNES STREET, ROCHESTER, VIC 3561

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price / Range

\$332,500 to \$367,500

### Median sale price

Median price

\$262,500

House

Unit

Suburb

ROCHESTER

Period

01 April 2016 to 31 March 2017

Source

pricfinder

### 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