

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	60 Victoria Street Rochester, 3561
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### Indicative selling price

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

Range between	\$550,000 & \$570,000
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### Median sale price

Median price	\$450,000	Property Type	HOUSE	Suburb	ROCHESTER
Period - From	01-Jan-2022	to	30-Jun-2022	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	34 William Street Rochester	\$550,000	22-Apr-2022
2	46 Dudley Street Rochester	\$595,000	04-Mar-2022
3	36 Francis Street Rochester	\$550,000	26-Mar-2021

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