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

69 VICTORIA STREET 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	\$240,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$275,000	Prop	erty type House		Suburb	Rochester	
Period-from	01 Sep 2023	to	31 Aug 2	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
46 VICTORIA STREET ROCHESTER VIC 3561	\$210,000	09-May-24
35 EDWARD STREET ROCHESTER VIC 3561	\$220,000	01-May-24
93 VICTORIA STREET ROCHESTER VIC 3561	\$200,000	05-May-23

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: 03 September 2024





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46 VICTORIA STREET ROCHESTER Sold Price VIC 3561

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\$210,000 Sold Date 09-May-24

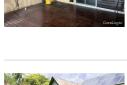
0.28km Distance



35 EDWARD STREET ROCHESTER Sold Price VIC 3561

\$220,000 Sold Date 01-May-24

Distance 0.19km



93 VICTORIA STREET ROCHESTER Sold Price

\$200,000 Sold Date 05-May-23

Distance 0.25km

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VIC 3561

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RS = Recent sale

UN = Undisclosed Sale

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