

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

34 HIGH 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

\$220,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Other

Suburb

Rochester

Period-from

01 Jun 2022

to

31 May 2023

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

76 HOPETOUN STREET ROCHESTER VIC 3561	\$191,750	15-Dec-22
51 DUDLEY STREET ROCHESTER VIC 3561	\$220,000	22-Sep-21
61 DUDLEY STREET ROCHESTER VIC 3561	\$200,000	11-Apr-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: 21 June 2023



**76 HOPETOUN STREET
ROCHESTER VIC 3561**

 3  1  1

Sold Price

\$191,750

Sold Date

15-Dec-22

Distance

1.71km



**51 DUDLEY STREET ROCHESTER
VIC 3561**

 3  1  1

Sold Price

\$220,000

Sold Date

22-Sep-21

Distance

1.74km



**61 DUDLEY STREET ROCHESTER
VIC 3561**

 3  1  1

Sold Price

\$200,000

Sold Date

11-Apr-23

Distance

1.85km

RS = Recent sale

UN = Undisclosed Sale

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