

STATEMENT OF INFORMATION

62 ECHUCA ROAD, ROCHESTER, VIC 3561

PREPARED BY FP NEVINS & CO REAL ESTATE PTY LTD



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



62 ECHUCA ROAD, ROCHESTER, VIC 3561  **2**  **1**  **2**

Indicative Selling Price

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

Price Range: \$240,000 to \$250,000

MEDIAN SALE PRICE



ROCHESTER, VIC, 3561

Suburb Median Sale Price (House)

\$252,500

01 January 2017 to 31 December 2017

Provided by:  **pricfinder**

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.



1 MOORE ST, ROCHESTER, VIC 3561  **2**  **1**  **3**

Sale Price

Price Withheld

Sale Date: 15/01/2018

Distance from Property: 1.1km 



72 VICTORIA ST, ROCHESTER, VIC 3561  **2**  **1**  **2**

Sale Price

\$215,000

Sale Date: 22/11/2017

Distance from Property: 467m 



70 BAYNES ST, ROCHESTER, VIC 3561  **2**  **2**  **2**

Sale Price

\$250,000

Sale Date: 05/09/2017

Distance from Property: 1.3km 

This report has been compiled on 14/02/2018 by FP Nevins & Co Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricfinder.com.au

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65 DUDLEY ST, ROCHESTER, VIC 3561



Sale Price

Price Withheld

Sale Date: 07/02/2018

Distance from Property: 783m



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

62 ECHUCA ROAD, ROCHESTER, VIC 3561

Indicative selling price

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Price Range:

\$240,000 to \$250,000

Median sale price

Median price

\$252,500

House

☒

Unit

Suburb

ROCHESTER

Period

01 January 2017 to 31 December 2017

Source



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 MOORE ST, ROCHESTER, VIC 3561	Price Withheld	15/01/2018
72 VICTORIA ST, ROCHESTER, VIC 3561	\$215,000	22/11/2017
70 BAYNES ST, ROCHESTER, VIC 3561	\$250,000	05/09/2017
65 DUDLEY ST, ROCHESTER, VIC 3561	Price Withheld	07/02/2018