

## 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 or  
locality and postcode

3 Adams Court Rochester 3561

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price  or range between \$179,000 & \$189,000

### Median sale price

Median price \$260,000

Property type House

Suburb Rochester

Period - From 18.10.18

to

18.10.19

Source Domain.com.au

### Comparable property sales (\*Delete A or B below as applicable)

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
61 Makenzie St, Rochester 3561	\$165,000	15.02.19
26 Fraser St, Rochester 3561	\$190,000	22.11.19
82 Victoria St, Rochester 3561	\$190,000	18.10.19

This Statement of Information was prepared on: 18<sup>th</sup> October 2019