

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

9 HART 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

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$267,500

Property type

House

Suburb

Rochester

Period-from

01 Apr 2023

to

31 Mar 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

5 HART STREET ROCHESTER VIC 3561	\$415,000	20-Oct-23
72 RAMSAY STREET ROCHESTER VIC 3561	\$430,000	22-Aug-23
119 MACKAY STREET ROCHESTER VIC 3561	\$190,000	23-Aug-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: 01 April 2024

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5 HART STREET ROCHESTER VIC 3561

Sold Price

\$415,000

Sold Date

20-Oct-23

 3  1  -

Distance

0.04km



72 RAMSAY STREET ROCHESTER VIC 3561

Sold Price

\$430,000

Sold Date

22-Aug-23

 3  1  2

Distance

0.27km



119 MACKAY STREET ROCHESTER VIC 3561

Sold Price

\$190,000

Sold Date

23-Aug-23

 3  1  -

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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