

STATEMENT OF INFORMATION

65 DUDLEY STREET, ROCHESTER, VIC 3561

PREPARED BY FP NEVINS & CO REAL ESTATE PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



65 DUDLEY STREET, ROCHESTER, VIC

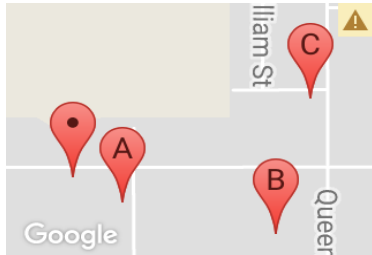
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Indicative Selling Price

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

Price Range: \$256,500 to \$283,500

MEDIAN SALE PRICE



ROCHESTER, VIC, 3561

Suburb Median Sale Price (House)

\$270,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

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.



32 KING ST, ROCHESTER, VIC 3561

3 1 2

Sale Price

\$280,000

Sale Date: 19/05/2017

Distance from Property: 95m



28 QUEEN ST, ROCHESTER, VIC 3561

3 1 2

Sale Price

\$270,000

Sale Date: 12/04/2017

Distance from Property: 354m



1 PHILLIP ST, ROCHESTER, VIC 3561

3 1 2

Sale Price

\$253,000

Sale Date: 13/08/2016

Distance from Property: 420m



This report has been compiled on 17/07/2017 by FP Nevins & Co Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

65 DUDLEY STREET, ROCHESTER, VIC 3561

Indicative selling price

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

Price Range: \$256,500 to \$283,500

Median sale price

Median price \$270,000

House

Unit

Suburb

ROCHESTER

Period 01 July 2016 to 30 June 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 |
|-----------------------------------|-----------|--------------|
| 32 KING ST, ROCHESTER, VIC 3561 | \$280,000 | 19/05/2017 |
| 28 QUEEN ST, ROCHESTER, VIC 3561 | \$270,000 | 12/04/2017 |
| 1 PHILLIP ST, ROCHESTER, VIC 3561 | \$253,000 | 13/08/2016 |