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	1 Victoria Street Rochester, 3561

Indicative selling price

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

Range between	$520,000 & $560,000

Median sale price

Median price	$367,500	Property Type	HOUSE	Suburb	ROCHESTER VIC 3561
Period - From	01-Jul-2022	to	30-Jun-2023	Source	Pricefinder

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	15 Hopetoun Street, Rochester VIC 3561	$545,000	31-May-2022
2	78 Ramsay Street, Rochester VIC 3561	$480,000	28-Jun-2022
3	91 Victoria Street, Rochester VIC 3561	$540,000	08-Aug-2022

This statement of information was prepared on 07-Aug-2023 at 3:05:09 PM EST