

# WE DELIVER RESULTS

## STATEMENT OF INFORMATION

36 TORIS ROAD, DENVER, VIC 3461

PREPARED BY TOM SHAW, BIGGIN & SCOTT DAYLESFORD, PHONE: 0438118903

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**36 TORIS ROAD, DENVER, VIC 3461**

3 1 2

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$1,150,000 to \$1,200,000**

Provided by: Tom Shaw, Biggin & Scott Daylesford

## MEDIAN SALE PRICE



**DENVER, VIC, 3461**

**Suburb Median Sale Price (House)**

**\$615,500**

01 October 2016 to 30 September 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.



**60 POLLARDS LANE, DRUMMOND, VIC 3461**

3 2 4

**Sale Price**

**\$1,200,000**

Sale Date: 06/01/2017

Distance from Property: 4.2km



**1590 DAYLESFORD-MALMSBURY RD,**

3 2 6

**Sale Price**

**\$705,000**

Sale Date: 12/11/2016

Distance from Property: 3.8km



**160 SANDY FARM RD, DENVER, VIC 3461**

4 2 3

**Sale Price**

**\$895,000**

Sale Date: 14/11/2016

Distance from Property: 1.8km



This report has been compiled on 02/11/2017 by Biggin & Scott Daylesford. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

36 TORIS ROAD, DENVER, VIC 3461

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$1,150,000 to \$1,200,000

Median sale price

Median price

\$615,500

House

X

Unit


Suburb

DENVER

Period

01 October 2016 to 30 September 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
60 POLLARDS LANE, DRUMMOND, VIC 3461	\$1,200,000	06/01/2017
1590 DAYLESFORD-MALMSBURY RD, DRUMMOND, VIC 3461	\$705,000	12/11/2016
160 SANDY FARM RD, DENVER, VIC 3461	\$895,000	14/11/2016