# 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



## **MEDIAN SALE PRICE**



## DENVER, VIC, 3461

Suburb Median Sale Price (House)

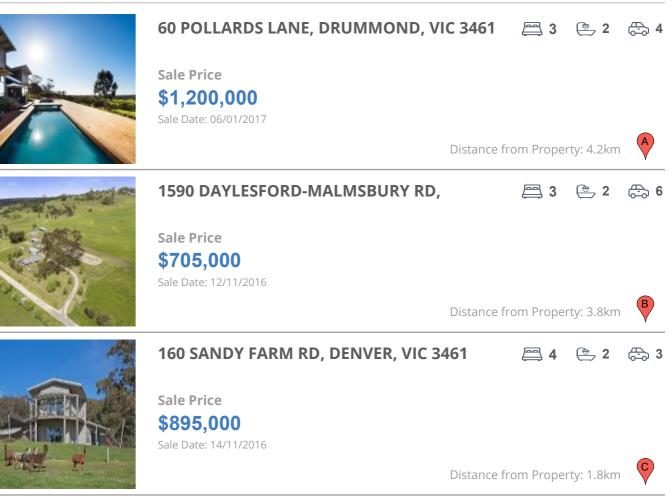
\$615,500

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.



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

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

## 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

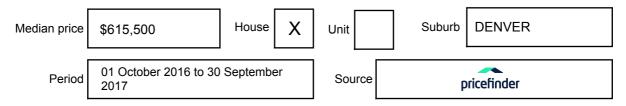
#### Indicative selling price

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

Price Range:

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

#### Median sale price



#### **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