

STATEMENT OF INFORMATION

109 MARSHALLS ROAD, DENISON, VIC 3858

PREPARED BY HEART PROPERTY , 201 YORK STREET SALE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



109 MARSHALLS ROAD, DENISON, VIC

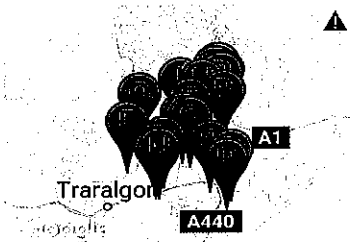
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Indicative Selling Price

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

Price Range: **\$372,000 to \$397,000**

MEDIAN SALE PRICE



DENISON, VIC, 3858

Suburb Median Sale Price (House)

\$340,000

01 April 2016 to 31 March 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within 500m of the property on which the indicative selling price is based. The agent's representative considers them to be comparable to the property for sale.



23 FEELY CRT, ROSEDALE, VIC 3847

🏠 3 🚗 2 🚚 2

Sale Price

\$315,000

01 April 2016 to 31 March 2017

Indicative Selling Price: **\$372,000 - \$397,000**



53 STOCKDALE RD, STRATFORD, VIC 3862

🏠 3 🚗 2 🚚 2

Sale Price

\$300,000

01 April 2016 to 31 March 2017



152 FISKS LANE, PEARSONDALE, VIC 3851

🏠 3 🚗 1 🚚 2

Sale Price

\$345,000

01 April 2016 to 31 March 2017



This report has been compiled on 29/06/2017 by Heart Property . Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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8 ASHTON CRT, ROSEDALE, VIC 3847

3 1 6

Sale Price

\$348,800

10/10/2017 - 12/10/2017

Map of 8 Ashton CRT, Rosedale, VIC 3847



81 BROWNS RD, TINAMBA, VIC 3859

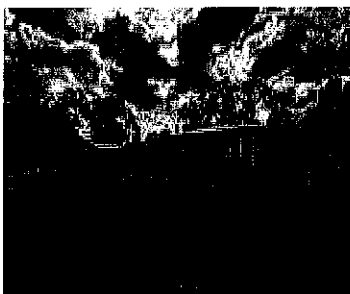
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Sale Price

\$320,000

12/10/2017 - 12/10/2017

Map of 81 Browns RD, Tinamba, VIC 3859



19 PAGE LANE, TOONGABBIE, VIC 3856

4 1 2

Sale Price

\$348,000

12/10/2017 - 12/10/2017

Map of 19 Page Lane, Toongabbie, VIC 3856



111 DENISON RD, ROSEDALE, VIC 3847

4 2 3

Sale Price

\$345,000

12/10/2017 - 12/10/2017

Map of 111 Denison RD, Rosedale, VIC 3847



1110 MAFFRA-BRIAGOLONG RD, BOISDALE,

3 1 4

Sale Price

\$390,000





205 RAWLINGS RD, NEWRY, VIC 3859

3 1 3

Sale Price

\$350,000

Bedrooms: 3 Bathrooms: 1

[View photos of this property](#)



180 MARATHON RD, BRIAGOLONG, VIC 3860

3 1 -

Sale Price

\$315,000

Bedrooms: 3 Bathrooms: 1

[View photos of this property](#)



759 BOUNDARY RD, BRIAGOLONG, VIC 3860

3 1 5

Sale Price

\$345,000

Bedrooms: 3 Bathrooms: 1

[View photos of this property](#)



506 LONGFORD-LOCH SPORT RD, LONGFORD, VIC 3860

3 2 3

Sale Price

\$365,000

Bedrooms: 3 Bathrooms: 2

[View photos of this property](#)



21 GRAYS RD, BRIAGOLONG, VIC 3860

3 1 1

Sale Price

\$389,000



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

109 MARSHALLS ROAD, DENISON, VIC 3858

Indicative selling price

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

Price Range: \$372,000 to \$397,000

Median sale price

Median price

\$340,000

House

☒

Unit

☐

Suburb

DENISON

Period

01 April 2016 to 31 March 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
23 FEELY CRT, ROSEDALE, VIC 3847	\$315,000	21/12/2015
53 STOCKDALE RD, STRATFORD, VIC 3862	\$300,000	09/03/2016
152 FISKS LANE, PEARSONDALE, VIC 3851	\$345,000	12/04/2016
8 ASHTON CRT, ROSEDALE, VIC 3847	\$348,800	26/05/2016

81 BROWNS RD, TINAMBA, VIC 3859	\$320,000	27/05/2016
19 PAGE LANE, TOONGABBIE, VIC 3856	\$348,000	30/06/2016
111 DENISON RD, ROSEDALE, VIC 3847	\$345,000	12/07/2016
1110 MAFFRA-BRIAGOLONG RD, BOISDALE, VIC 3860	\$390,000	16/09/2016
205 RAWLINGS RD, NEWRY, VIC 3859	\$350,000	30/09/2016
180 MARATHON RD, BRIAGOLONG, VIC 3860	\$315,000	17/11/2016
759 BOUNDARY RD, BRIAGOLONG, VIC 3860	\$345,000	27/11/2016
506 LONGFORD-LOCH SPORT RD, LONGFORD, VIC 3851	\$365,000	13/12/2016
21 GRAYS RD, BRIAGOLONG, VIC 3860	\$389,000	20/12/2016
51 HOOPERS RD, ROSEDALE, VIC 3847	\$390,000	29/12/2016
31 JOHNSON LANE, SEATON, VIC 3858	\$330,000	23/01/2017
579 SEASPRAY RD, LONGFORD, VIC 3851	\$390,000	06/02/2017
923 SALE-HEYFIELD RD, DENISON, VIC 3858	\$375,000	21/02/2017
643 BOUNDARY RD, BRIAGOLONG, VIC 3860	\$310,000	02/03/2017