

WE DELIVER
RESULTS

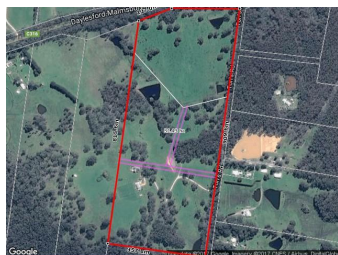
STATEMENT OF INFORMATION

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

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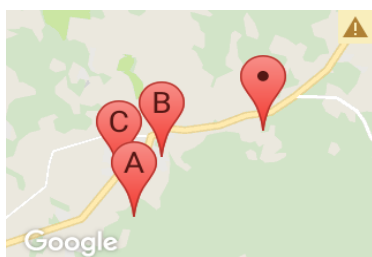
Indicative Selling Price

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

Price Range: \$350,000 to \$370,000

Provided by: Tom Shaw, Biggin & Scott Daylesford

MEDIAN SALE PRICE



DENVER, VIC, 3461

Suburb Median Sale Price (Vacant Land)

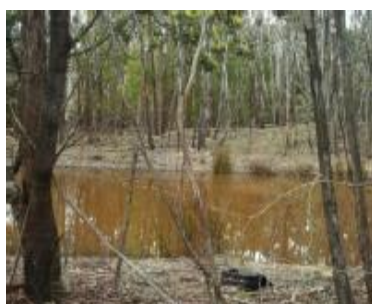
\$162,500

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.



129 SHARPES LANE, GLENLYON, VIC 3461

- - -

Sale Price

\$245,000

Sale Date: 26/07/2017

Distance from Property: 4.2km



43 REGANS LANE, GLENLYON, VIC 3461

- - -

Sale Price

\$232,500

Sale Date: 16/01/2017

Distance from Property: 2.8km



764 DAYLESFORD-MALMSBURY RD,

- - -

Sale Price

\$180,000

Sale Date: 04/11/2016

Distance from Property: 4km



This report has been compiled on 13/11/2017 by Biggin & Scott Daylesford. 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

36 TORIS ROAD, DENVER, VIC 3461

Indicative selling price

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

Price Range:

\$350,000 to \$370,000

Median sale price

Median price

\$162,500

House

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
129 SHARPES LANE, GLENLYON, VIC 3461	\$245,000	26/07/2017
43 REGANS LANE, GLENLYON, VIC 3461	\$232,500	16/01/2017
764 DAYLESFORD-MALMSBURY RD, GLENLYON, VIC 3461	\$180,000	04/11/2016