Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address	314 Holcombe Road, Denver, Victoria, 3461

Indicative selling price

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

Single price	$	or range between	$700,000	&	$750,000

Median sale price

Median price	NO PRICES RECORDED	Property type	*Land*	Suburb	Denver
Period - From	25/09/2018	to	25/09/2019	Source	Pricefinder.com.au

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 25th September, 2019