

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
Including suburb or locality and postcode

1134 Trentham Road Tylden Vic 3444

Indicative selling price

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

	or range between	\$1,500,000	&	\$1,600,000
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Median sale price

Median price

\$925,000

Property type

House

Suburb

Tylden

Period - From

Oct 2022

to

Sept 2023

Source

Pricefinder

Comparable property sales (*Delete A or B below as applicable)

A* 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

1. 680 Chanters Lane, Tylden	\$1,600,000	03/03/2022
2. 75 Cemetery Road, Tylden	\$1,650,000	13/09/2022
3. 497 Central Road, Kyneton South	\$1,875,000	18/04/2023

OR

B* 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:

12 October 2023
