

# 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

3 Maxwell Street, Tylden Vic 3444

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$650,000

### Median sale price

Median price \$925,000

Property Type House

Suburb Tylden

Period - From 28/09/2022

to 27/09/2023

Source REIV

### 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 eighteen 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	4 Lowe St TYLDEN 3444	\$650,000	01/06/2022
2			
3			

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 eighteen months.

This Statement of Information was prepared on:

28/09/2023 15:17

3 Maxwell Street, Tylden Vic 3444

**Jellis  
Craig**

Jenny Stewart

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**Indicative Selling Price**

\$650,000

**Median House Price**

28/09/2022 - 27/09/2023: \$925,000



 2-3  1  2

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 1000 sqm approx

Agent Comments

## Comparable Properties

**4 Lowe St TYLDEN 3444 (VG)**

Agent Comments

 3  -  -

**Price:** \$650,000

**Method:** Sale

**Date:** 01/06/2022

**Property Type:** House (Res)

**Land Size:** 993 sqm approx

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 eighteen months.

**Account - Jellis Craig** | P: 0354272800 | F: 0354272811



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