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	680 Chanters Lane, Tylden, VIC, 3444

Indicative selling price

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

Price	$1,600,000	or range between	$	&	$

Median sale price

Median price	$730,000	Property type	House	Suburb	Tylden
Period - From	Oct 20	to	Sept 21	Source	Pricefinder.com.au

Comparable property sales

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
154 Three Chain Road, Carlsruhe	$1,552,746	03/05/2021
57 Wisemans Lane, Newham	$1,500,000	26/02/2021
120 Bald Hill Road, Kyneton	$1,625,000	13/10/2021

This Statement of Information was prepared on: 12th November 2021