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	21 Trentham Road, Tylden, VIC, 3444

Indicative selling price

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

	or range between	$560,000	&	$615,000

Median sale price

Median price	$850,000	Property type	House	Suburb	Tylden
Period - From	Jan 2020	to	Dec 2020	Source	Pricefinder

Comparable property sales

These are the two 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
32 Clowes Street, Tylden	$579,000	18/09/2020
14 Ewing Street, Tylden	$640,000	19/05/2020

This Statement of Information was prepared on: 20th January 2021