



## 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

8 Clayton 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)

Price Range: \$500,000 - \$550,000

### Median sale price

Median price

\$606,250

Property type

House

Suburb

Tylden

Period

1 July 2018 to 30 June 2019

Source

Pricefinder

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 37 Trentham Road, Tylden	\$545,000	14/09/2018
2. 2 MacBain Street, Tylden	\$520,000	30/11/2018
3. 46 Trentham Road, Tylden	\$520,000	15/10/2018

This Statement of Information was prepared on: 26-Sep-19