

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 Tadedor Court, Forest Hill Vic 3131

Indicative selling price

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

Single price \$1,100,000

Median sale price

Median price \$787,000

Property Type Unit

Suburb Forest Hill

Period - From 01/04/2023

to 31/03/2024

Source REIV

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

~~A* These are the three properties sold within two kilometres of the property for sale in the last six 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	1/260 Springvale Rd NUNAWADING 3131	\$1,111,000	21/03/2024
2	2/16 Marama St BLACKBURN SOUTH 3130	\$1,106,000	13/04/2024
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

17/06/2024 11:04



Property Type: Townhouse (Res)

Land Size: 236 sqm approx

Agent Comments

Comparable Properties



1/260 Springvale Rd NUNAWADING 3131
(REI/VG)

Agent Comments



Price: \$1,111,000

Method: Private Sale

Date: 21/03/2024

Property Type: Townhouse (Single)



2/16 Marama St BLACKBURN SOUTH 3130
(REI)

Agent Comments



Price: \$1,106,000

Method: Auction Sale

Date: 13/04/2024

Property Type: Townhouse (Res)

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.