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 Tudor Court, Edithvale Vic 3196

Indicative selling price

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

Range between $670,000 & $730,000

Median sale price

Median price $835,000 Property Type Unit Suburb Edithvale

Period - From 01/07/2024 to 30/09/2024 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	22 Stayner St CHELSEA 3196	$710,000	19/07/2024
2	40 Baxter Av CHELSEA 3196	$695,000	18/07/2024
3	24 Swan Wlk CHELSEA 3196	$722,000	01/06/2024

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: 11/11/2024 11:15

4 Tudor Court, Edithvale Vic 3196



2 1 1

Property Type: Unit
Land Size: 307 sqm approx

Agent Comments

Indicative Selling Price
$670,000 - $730,000
Median Unit Price
September quarter 2024: $835,000

Comparable Properties



22 Stayner St CHELSEA 3196 (REI/VG)

3 1 2

Price: $710,000
Method: Private Sale
Date: 19/07/2024
Property Type: Villa

Agent Comments



40 Baxter Av CHELSEA 3196 (REI/VG)

2 1 1

Price: $695,000
Method: Private Sale
Date: 18/07/2024
Property Type: Townhouse (Res)
Land Size: 145 sqm approx

Agent Comments



24 Swan Wlk CHELSEA 3196 (REI/VG)

2 1 2

Price: $722,000
Method: Auction Sale
Date: 01/06/2024
Property Type: House (Res)

Agent Comments

Account - Jellis Craig

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