

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

607/70 Batesford Road, Chadstone Vic 3148

Indicative selling price

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

Range between

\$345,000

&

\$360,000

Median sale price

Median price

\$724,500

Property Type

Unit

Suburb

Chadstone

Period - From

08/03/2022

to

07/03/2023

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	339/70 Batesford Rd CHADSTONE 3148	\$317,000	13/12/2022
2	205/70 Batesford Rd CHADSTONE 3148	\$315,000	05/12/2022
3	302/70 Batesford Rd CHADSTONE 3148	\$315,000	10/09/2022

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:

08/03/2023 11:07



1
 1
 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$345,000 - \$360,000

Median Unit Price

08/03/2022 - 07/03/2023: \$724,500

Comparable Properties

339/70 Batesford Rd CHADSTONE 3148 (VG)

Agent Comments

1
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Price: \$317,000

Method: Sale

Date: 13/12/2022

Property Type: Strata Unit/Flat



205/70 Batesford Rd CHADSTONE 3148 (VG)

Agent Comments

1
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Price: \$315,000

Method: Sale

Date: 05/12/2022

Property Type: Strata Unit/Flat



302/70 Batesford Rd CHADSTONE 3148 (REI/VG)

Agent Comments

1
 1
 1

Price: \$315,000

Method: Auction Sale

Date: 10/09/2022

Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000