

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

212/70 BATESFORD ROAD CHADSTONE VIC 3148

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$905,000

Property type

Unit

Suburb

Chadstone

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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 6 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

610/70 BATESFORD ROAD CHADSTONE VIC 3148	\$415,000	18-Dec-23
614/70 BATESFORD ROAD CHADSTONE VIC 3148	\$415,000	06-Jun-24
7/800-802 WARRIGAL ROAD MALVERN EAST VIC 3145	\$416,000	25-Jul-24

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 6 months.~~

This Statement of Information was prepared on: 07 August 2024



610/70 BATESFORD ROAD CHADSTONE VIC 3148

2 1 1

Sold Price **\$415,000** Sold Date **18-Dec-23**

Distance **0km**



614/70 BATESFORD ROAD CHADSTONE VIC 3148

2 1 1

Sold Price ^{RS} **\$415,000** Sold Date **06-Jun-24**

Distance **0.03km**



7/800-802 WARRIGAL ROAD MALVERN EAST VIC 3145

2 1 1

Sold Price ^{RS} **\$416,000** Sold Date **25-Jul-24**

Distance **1.73km**

RS = Recent sale

UN = Undisclosed Sale

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