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

324/70 Batesford Road, Chadstone Vic 3148

Indicative selling price

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			consumer.vic.gov.au	/underguoting

Single price \$450,000

Median sale price

Median price	\$654,000	Pro	perty Type Uni	t		Suburb	Chadstone
Period - From	10/04/2023	to	09/04/2024	So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	8/6 Dalgety St OAKLEIGH 3166	\$480,000	27/03/2024
2	G12/315-319 Huntingdale Rd CHADSTONE 3148	\$461,000	23/03/2024
3	3/13 Churchill Av CHADSTONE 3148	\$460,000	17/10/2023

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:

10/04/2024 16:11









Property Type: Apartment Agent Comments Indicative Selling Price \$450,000 Median Unit Price 10/04/2023 - 09/04/2024: \$654,000

Comparable Properties



8/6 Dalgety St OAKLEIGH 3166 (REI)



Price: \$480,000 Method: Private Sale Date: 27/03/2024 Property Type: Apartment Agent Comments



G12/315-319 Huntingdale Rd CHADSTONE 3148 (REI)

Agent Comments



Price: \$461,000 Method: Auction Sale Date: 23/03/2024 Property Type: Apartment



3/13 Churchill Av CHADSTONE 3148 (REI/VG) Agent Comments



Price: \$460,000 Method: Private Sale Date: 17/10/2023 Property Type: Unit

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222





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