



Rooms:

Property Type: Apartment

Agent Comments

Near new 2 bedroom apartment. One of four on the block.

Comparable Properties

223/70 Batesford Rd CHADSTONE 3148 (VG)

Agent Comments



Price: \$485,000

Method: Sale

Date: 22/05/2017

Rooms: -

Property Type: Strata Unit/Flat



20/790 Warrigal Rd MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$468,000

Method: Auction Sale

Date: 04/03/2017

Rooms: 4

Property Type: Apartment



9/315-319 Huntingdale Rd CHADSTONE 3148 (REI/VG)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 14/04/2017

Rooms: 3

Property Type: Apartment

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

101/49 Batesford Road, Chadstone Vic 3148

Indicative selling price

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

Range between \$450,000

&

\$480,000

Median sale price

Median price \$863,000

Unit X

Suburb Chadstone

Period - From 01/07/2016

to

30/06/2017

Source REIV

Comparable property sales

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
223/70 Batesford Rd CHADSTONE 3148	\$485,000	22/05/2017
20/790 Warrigal Rd MALVERN EAST 3145	\$468,000	04/03/2017
9/315-319 Huntingdale Rd CHADSTONE 3148	\$450,000	14/04/2017