## **McGrath**

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> **Indicative Selling Price** \$450,000 - \$480,000 **Median Unit Price**

Year ending June 2017: \$863,000

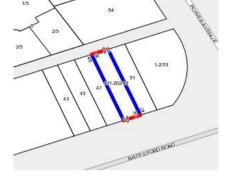
**--** 2

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)

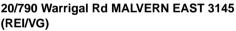
Price: \$485.000 Method: Sale Date: 22/05/2017

Rooms: -

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Property Type: Strata Unit/Flat

**Agent Comments** 











Price: \$468,000 Method: Auction Sale Date: 04/03/2017

Rooms: 4

Property Type: Apartment

**Agent Comments** 



9/315-319 Huntingdale Rd CHADSTONE 3148

(REI/VG)



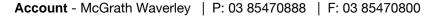


Price: \$450,000 Method: Private Sale Date: 14/04/2017

Rooms: 3

Property Type: Apartment

**Agent Comments** 







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hughtrieu@mcgrath.com.au

Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sal	<b>Property</b>	offered	for	sale
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Address Including suburb and postcode	

#### 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



