Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode	

Indicative selling price

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

Single price \$320,000

Median sale price

Median price	\$920,000	Pro	perty Type	Unit		Suburb	Chadstone
Period - From	14/10/2023	to	13/10/2024		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

	aress of comparable property	1 1100	Date of Sale
1	404/70 Batesford Rd CHADSTONE 3148	\$323,000	02/10/2024
2	434/70 Batesford Rd CHADSTONE 3148	\$322,000	23/08/2024
3	209/70 Batesford Rd CHADSTONE 3148	\$315,000	26/04/2024

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:	14/10/2024 15:16



Date of sale







Property Type: Apartment Agent Comments

Indicative Selling Price \$320,000 Median Unit Price 14/10/2023 - 13/10/2024: \$920,000

Comparable Properties

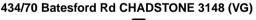


404/70 Batesford Rd CHADSTONE 3148 (REI)

Price: \$323,000 **Method:** Private Sale **Date:** 02/10/2024

Property Type: Apartment

Agent Comments









٠. ا

Price: \$322,000 Method: Sale Date: 23/08/2024

Property Type: Strata Unit/Flat





209/70 Batesford Rd CHADSTONE 3148

(REI/VG)

·**-** 1



1 1

Price: \$315,000

Method: Sold Before Auction

Date: 26/04/2024 Property Type: Unit Agent Comments

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



