

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

108/70 Batesford Road, Chadstone Vic 3148

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

Property 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	Price	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



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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)

Agent Comments

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Price: \$323,000

Method: Private Sale

Date: 02/10/2024

Property Type: Apartment



434/70 Batesford Rd CHADSTONE 3148 (VG)

Agent Comments

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Price: \$322,000

Method: Sale

Date: 23/08/2024

Property Type: Strata Unit/Flat



209/70 Batesford Rd CHADSTONE 3148 (REI/VG)

Agent Comments

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Price: \$315,000

Method: Sold Before Auction

Date: 26/04/2024

Property Type: Unit

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