

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

317/70 BATESFORD ROAD CHADSTONE VIC 3148

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$398,000

&

\$437,800

Median sale price

(*Delete house or unit as applicable)

Median Price

\$867,500

Property type

Unit

Suburb

Chadstone

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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 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

116/70 BATESFORD ROAD CHADSTONE VIC 3148	\$400,000	09-Aug-24
212/70 BATESFORD ROAD CHADSTONE VIC 3148	\$410,000	10-Sep-24
229/70 BATESFORD ROAD CHADSTONE VIC 3148	\$400,000	05-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 08 November 2024



**116/70 BATESFORD ROAD
CHADSTONE VIC 3148**

2 1 1

Sold Price **\$400,000** Sold Date **09-Aug-24**

Distance **0km**



**212/70 BATESFORD ROAD
CHADSTONE VIC 3148**

2 1 -

Sold Price **\$410,000** Sold Date **10-Sep-24**

Distance **0km**



**229/70 BATESFORD ROAD
CHADSTONE VIC 3148**

2 1 1

Sold Price ^{RS} **\$400,000** Sold Date **05-Oct-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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