

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

233/70 Batesford Road, Chadstone Vic 3148

Indicative selling price

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

Range between \$400,000 & \$440,000

Median sale price

Median price \$950,000 Property Type Unit Suburb Chadstone

Period - From 01/10/2023 to 30/09/2024 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	212/70 Batesford Rd CHADSTONE 3148	\$410,000	11/09/2024
2	224/70 Batesford Rd CHADSTONE 3148	\$440,000	22/07/2024
3	614/70 Batesford Rd CHADSTONE 3148	\$415,000	05/06/2024

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:

07/11/2024 11:11



 2
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  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$400,000 - \$440,000
Median Unit Price
 Year ending September 2024: \$950,000

Comparable Properties



212/70 Batesford Rd CHADSTONE 3148
 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$410,000
Method: Private Sale
Date: 11/09/2024
Property Type: Apartment



224/70 Batesford Rd CHADSTONE 3148 (REI)

Agent Comments

 2
  2
  1

Price: \$440,000
Method: Private Sale
Date: 22/07/2024
Property Type: Unit



614/70 Batesford Rd CHADSTONE 3148
 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$415,000
Method: Private Sale
Date: 05/06/2024
Property Type: Apartment

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