

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

231/70 Batesford Road, Chadstone Vic 3148

Indicative selling price

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

Range between

\$390,000

&

\$425,000

Median sale price

Median price

\$660,500

Property Type

Unit

Suburb

Chadstone

Period - From

01/10/2024

to

31/12/2024

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	317/70 Batesford Rd CHADSTONE 3148	\$400,000	08/01/2025
2	520/70 Batesford Rd CHADSTONE 3148	\$402,000	18/11/2024
3	7/1403 Dandenong Rd MALVERN EAST 3145	\$410,000	11/11/2024

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:

01/04/2025 16:00



Dion Besser
9531 1000
0412 556 443
dion@besserco.com.au

Indicative Selling Price

\$390,000 - \$425,000

Median Unit Price

December quarter 2024: \$660,500



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



317/70 Batesford Rd CHADSTONE 3148 (REI/VG)

Agent Comments

2 1 1

Price: \$400,000

Method: Private Sale

Date: 08/01/2025

Property Type: Apartment

520/70 Batesford Rd CHADSTONE 3148 (VG)

Agent Comments

2 - -

Price: \$402,000

Method: Sale

Date: 18/11/2024

Property Type: Strata Unit/Flat



7/1403 Dandenong Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

2 1 1

Price: \$410,000

Method: Private Sale

Date: 11/11/2024

Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000



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