

# 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

L1-5/315-319 Huntingdale Road, Chadstone, VIC 3148

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$325,000

### Median sale price

Median price 867,500

Property Type Unit

Suburb CHADSTONE

Period - From 27/05/2024

to 26/11/2024

Source core\_logic

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 108/70 Batesford Road Chadstone Vic 3148	\$310,000	2024-11-22
2 402/70 Batesford Road Chadstone Vic 3148	\$320,000	2024-11-01
3 434/70 Batesford Road Chadstone Vic 3148	\$322,000	2024-08-23

This Statement of Information was prepared on:

27/11/2024