

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

1/7 Batesford Road, Chadstone Vic 3148

Indicative selling price

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

Range between \$820,000 & \$900,000

Median sale price

Median price \$861,000 Property Type Unit Suburb Chadstone

Period - From 01/01/2020 to 31/12/2020 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	2/93 Huntingdale Rd CHADSTONE 3148	\$887,500	26/11/2020
2	1/4 Condah Ct ASHWOOD 3147	\$851,000	14/11/2020
3	1/14 Allambi St ASHWOOD 3147	\$837,000	23/10/2020

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:

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Property Type: Strata Unit/Flat

Land Size: 376 sqm approx

Agent Comments

Indicative Selling Price

\$820,000 - \$900,000

Median Unit Price

Year ending December 2020: \$861,000

Comparable Properties



2/93 Huntingdale Rd CHADSTONE 3148 (VG)

Agent Comments



Price: \$887,500

Method: Sale

Date: 26/11/2020

Property Type: Flat/Unit/Apartment (Res)

1/4 Condah Ct ASHWOOD 3147 (VG)

Agent Comments



Price: \$851,000

Method: Sale

Date: 14/11/2020

Property Type: Flat/Unit/Apartment (Res)



1/14 Allambi St ASHWOOD 3147 (VG)

Agent Comments



Price: \$837,000

Method: Sale

Date: 23/10/2020

Property Type: Flat/Unit/Apartment (Res)