

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

3/11 Batesford Road, Chadstone Vic 3148

Indicative selling price

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

Range between

\$910,000

&

\$1,000,000

Median sale price

Median price

\$870,000

Property Type

Unit

Suburb

Chadstone

Period - From

01/10/2019

to

30/09/2020

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	1A/13 Batesford Rd CHADSTONE 3148	\$967,000	27/06/2020
2	2/9 Atkinson St CHADSTONE 3148	\$920,000	14/08/2020
3	1/11 Batesford Rd CHADSTONE 3148	\$911,000	08/07/2020

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:

14/10/2020 10:09



Property Type:
Agent Comments

Indicative Selling Price
\$910,000 - \$1,000,000

Median Unit Price

Year ending September 2020: \$870,000

Comparable Properties



1A/13 Batesford Rd CHADSTONE 3148 (REI/VG)

Agent Comments



Price: \$967,000
Method: Auction Sale
Date: 27/06/2020
Property Type: Townhouse (Res)



2/9 Atkinson St CHADSTONE 3148 (REI/VG)

Agent Comments



Price: \$920,000
Method: Private Sale
Date: 14/08/2020
Property Type: Townhouse (Single)



1/11 Batesford Rd CHADSTONE 3148 (REI/VG)

Agent Comments



Price: \$911,000
Method: Auction Sale
Date: 08/07/2020
Property Type: Townhouse (Res)