

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

1B/13 BATESFORD ROAD CHADSTONE VIC 3148

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,040,000

&

\$1,140,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$711,000

Property type

Unit

Suburb

Chadstone

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

3/8A ATKINSON STREET CHADSTONE VIC 3148	\$1,070,000	19-Oct-24
4 BATESFORD ROAD MALVERN EAST VIC 3145	\$1,050,000	12-Feb-25
1 WEABRA COURT CHADSTONE VIC 3148	\$1,100,000	08-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 04 April 2025



3/8A ATKINSON STREET CHADSTONE VIC 3148

 4  3  2

Sold Price **\$1,070,000** Sold Date **19-Oct-24**

Distance **0.81km**



4 BATESFORD ROAD MALVERN EAST VIC 3145

 4  3  2

Sold Price ^{RS} **\$1,050,000** ^{UN} Sold Date **12-Feb-25**

Distance **0.81km**



1 WEABRA COURT CHADSTONE VIC 3148

 4  3  1

Sold Price **\$1,100,000** Sold Date **08-Feb-25**

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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