

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

337/70 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

\$320,000

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$711,000

Property type

Flats

Suburb

Chadstone

Period-from

01 Mar 2024

to

28 Feb 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

402/70 BATESFORD ROAD CHADSTONE VIC 3148	\$320,000	01-Nov-24
605/70 BATESFORD ROAD CHADSTONE VIC 3148	\$320,000	24-Oct-24
103/21 COLLINS STREET CHADSTONE VIC 3148	\$365,000	22-Oct-24

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: 14 March 2025



402/70 BATESFORD ROAD CHADSTONE VIC 3148

1 1 1

Sold Price **\$320,000** Sold Date **01-Nov-24**

Distance **0km**



605/70 BATESFORD ROAD CHADSTONE VIC 3148

1 1 1

Sold Price Sold Date **24-Oct-24**

Distance **0km**



103/21 COLLINS STREET CHADSTONE VIC 3148

1 1 1

Sold Price **\$365,000** Sold Date **22-Oct-24**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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