

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

202/70 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

\$305,000

&

\$325,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

Unit

Suburb

Chadstone

Period-from

01 Jan 2023

to

31 Dec 2023

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

308/70 BATESFORD ROAD CHADSTONE VIC 3148	\$335,000	03-Sep-23
18/16 CARRUM STREET MALVERN EAST VIC 3145	\$350,000	09-Aug-23
2/806-808 WARRIGAL ROAD MALVERN EAST VIC 3145	\$350,000	27-Nov-23

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: 31 January 2024



**308/70 BATESFORD ROAD
CHADSTONE VIC 3148**

 1  1  1

Sold Price **\$335,000** Sold Date **03-Sep-23**

Distance **0km**



**18/16 CARRUM STREET MALVERN
EAST VIC 3145**

 1  1  1

Sold Price **\$350,000** Sold Date **09-Aug-23**

Distance **1.76km**



**2/806-808 WARRIGAL ROAD
MALVERN EAST VIC 3145**

 2  1  2

Sold Price ^{RS} **\$350,000** ^{UN} Sold Date **27-Nov-23**

Distance **1.78km**

RS = Recent sale

UN = Undisclosed Sale

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