

# 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 324/70 Batesford Road, Chadstone Vic 3148

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$400,000 & \$440,000

### Median sale price

Median price \$620,000 Property Type Unit Suburb Chadstone

Period - From 01/03/2023 to 29/02/2024 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	321/70 Batesford Rd CHADSTONE 3148	\$455,000	13/09/2023
2	302/1525 Dandenong Rd OAKLEIGH 3166	\$432,500	09/02/2024
3	230/70 Batesford Rd CHADSTONE 3148	\$415,000	13/09/2023

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: 01/03/2024 10:20



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**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$400,000 - \$440,000  
**Median Unit Price**  
01/03/2023 - 29/02/2024: \$620,000

## Comparable Properties

**321/70 Batesford Rd CHADSTONE 3148 (VG)**   Agent Comments

2   -   -

**Price:** \$455,000  
**Method:** Sale  
**Date:** 13/09/2023  
**Property Type:** Strata Unit/Flat



**302/1525 Dandenong Rd OAKLEIGH 3166 (REI)**   Agent Comments

2   2   1

**Price:** \$432,500  
**Method:** Private Sale  
**Date:** 09/02/2024  
**Property Type:** Apartment



**230/70 Batesford Rd CHADSTONE 3148 (REI/VG)**   Agent Comments

2   1   1

**Price:** \$415,000  
**Method:** Private Sale  
**Date:** 13/09/2023  
**Property Type:** Apartment

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