

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 227/70 Batesford Road, Chadstone Vic 3148

Indicative selling price

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

Range between \$380,000 & \$418,000

Median sale price

Median price \$550,000 Property Type Unit Suburb Chadstone

Period - From 07/08/2023 to 06/08/2024 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	7/800 Warrigal Rd MALVERN EAST 3145	\$416,000	25/07/2024
2	614/70 Batesford Rd CHADSTONE 3148	\$415,000	05/06/2024
3	19/800 Warrigal Rd MALVERN EAST 3145	\$391,000	29/05/2024

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: 07/08/2024 16:43



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$380,000 - \$418,000

Median Unit Price

07/08/2023 - 06/08/2024: \$550,000

Comparable Properties



7/800 Warrigal Rd MALVERN EAST 3145 (REI) Agent Comments

2 1 1

Price: \$416,000

Method: Auction Sale

Date: 25/07/2024

Property Type: Apartment



614/70 Batesford Rd CHADSTONE 3148 (REI/VG) Agent Comments

2 1 1

Price: \$415,000

Method: Private Sale

Date: 05/06/2024

Property Type: Apartment



19/800 Warrigal Rd MALVERN EAST 3145 (REI/VG) Agent Comments

2 1 1

Price: \$391,000

Method: Private Sale

Date: 29/05/2024

Property Type: Unit

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