

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address 615/70 Batesford Road, Chadstone Vic 3148  
Including suburb or locality and postcode

### Indicative selling price

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

Range between \$440,000 & \$460,000

### Median sale price

Median price \$870,000 Property Type Unit Suburb Chadstone

Period - From 01/10/2019 to 30/09/2020 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

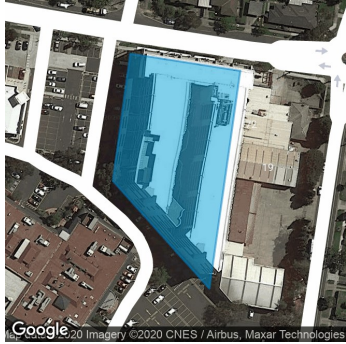
~~A\* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	527/70 Batesford Rd CHADSTONE 3148	\$455,333	30/09/2019
2	218/70 Batesford Rd CHADSTONE 3148	\$445,000	14/02/2020
3			

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on: 24/11/2020 17:23



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$440,000 - \$460,000

**Median Unit Price**

Year ending September 2020: \$870,000

## Comparable Properties

**527/70 Batesford Rd CHADSTONE 3148 (VG)**

Agent Comments



**Price:** \$455,333

**Method:** Sale

**Date:** 30/09/2019

**Property Type:** Strata Unit/Flat



**218/70 Batesford Rd CHADSTONE 3148 (REI/VG)**

Agent Comments



**Price:** \$445,000

**Method:** Private Sale

**Date:** 14/02/2020

**Rooms:** 3

**Property Type:** Apartment

**Land Size:** 90 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.