

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

1A Goodrich Street, Bentleigh East Vic 3165

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,427,000 Property Type Townhouse Suburb Bentleigh East

Period - From 22/10/2023 to 21/10/2024 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	35a Orange St BENTLEIGH EAST 3165	\$1,650,000	30/09/2024
2	99 Mackie Rd BENTLEIGH EAST 3165	\$1,700,000	02/08/2024
3	55a Orange St BENTLEIGH EAST 3165	\$1,655,000	29/06/2024

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:

22/10/2024 12:27



 5  3  2

Property Type: Luxury Townhouse

Land Size: 331 sqm approx

Agent Comments

Stunning in scope with state-of-the-art interiors, quality finish and impeccable style, come home to luxury every day in this all-new 4 bedroom, 3.5 bathroom town residence. Balancing palatial bedrooms and dual living zones, the singular emphasis on designer detail lifts this modern masterpiece.

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median Townhouse Price

22/10/2023 - 21/10/2024: \$1,427,000

Comparable Properties



35a Orange St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  2

Price: \$1,650,000

Method: Sold Before Auction

Date: 30/09/2024

Property Type: Townhouse (Res)

Land Size: 347 sqm approx



99 Mackie Rd BENTLEIGH EAST 3165 (REI/VG)

Agent Comments

 4  2  3

Price: \$1,700,000

Method: Sold Before Auction

Date: 02/08/2024

Property Type: Townhouse (Res)

Land Size: 338 sqm approx



55a Orange St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  2

Price: \$1,655,000

Method: Auction Sale

Date: 29/06/2024

Property Type: Townhouse (Res)

Land Size: 350 sqm approx

Account - VICPROP



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.