

# 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

25b Goodrich Street, Bentleigh East Vic 3165

### Indicative selling price

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

Range between \$1,230,000 & \$1,300,000

### Median sale price

Median price \$1,182,500 Property Type Unit Suburb Bentleigh East

Period - From 01/07/2020 to 30/09/2020 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	79b Parkmore Rd BENTLEIGH EAST 3165	\$1,279,000	18/06/2020
2	56b Orange St BENTLEIGH EAST 3165	\$1,250,000	21/10/2020
3	15b Bradford St BENTLEIGH EAST 3165	\$1,245,000	12/06/2020

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:

02/12/2020 09:25

25b Goodrich Street, Bentleigh East Vic 3165

**Jellis  
Craig**

Kosta Mesaritis

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**Indicative Selling Price**

\$1,230,000 - \$1,300,000

**Median Unit Price**

September quarter 2020: \$1,182,500



 4    2    3

**Property Type:** Townhouse (Res)

Agent Comments

Holiday at home in this impressive 4 bedroom 2 study 2.5 bathroom sensation, featuring 2 entertaining zones, a downstairs main bedroom (WIR & fully tiled ensuite), terrazzo stone kitchen (Asko dishwasher), north facing covered deck, gym, cellar, home office / workshop/studio, ducted heating/air cond & a private double basement garage. A heartbeat to Mackie Rd shops, playgrounds & buses.

## Comparable Properties



**79b Parkmore Rd BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

 4    3    2

**Price:** \$1,279,000

**Method:** Sold Before Auction

**Date:** 18/06/2020

**Property Type:** Townhouse (Res)

**Land Size:** 301 sqm approx



**56b Orange St BENTLEIGH EAST 3165 (REI)**

Agent Comments

 4    3    2

**Price:** \$1,250,000

**Method:** Sold Before Auction

**Date:** 21/10/2020

**Property Type:** Townhouse (Res)



**15b Bradford St BENTLEIGH EAST 3165 (REI/VG)**

Agent Comments

 4    3    2

**Price:** \$1,245,000

**Method:** Sold Before Auction

**Date:** 12/06/2020

**Property Type:** Townhouse (Res)

**Account** - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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.