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	44A Goodrich Street, Bentleigh East, VIC 3165

Indicative selling price

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

Single price	$1,395,000	or range between		&

Median sale price

Median price	$ 1,068,000	Property type	Unit	Suburb	BENTLEIGH EAST
Period - From	15/07/2022	to	14/07/2023	Source	core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	30a Goodrich Street Bentleigh East Vic 3165	$1,460,000	2023-02-23
2	17 Dallas Avenue Hughesdale Vic 3166	$1,350,000	2023-05-06
3	4b Tambet Street Bentleigh East Vic 3165	$1,465,000	2023-04-29

This Statement of Information was prepared on: 15/07/2023

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Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.