

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

20b Cushing Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,580,000 & \$1,650,000

Median sale price

Median price \$1,625,000 Property Type House Suburb Bentleigh

Period - From 01/10/2024 to 31/12/2024 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	10b Blackshaw St MCKINNON 3204	\$1,641,500	19/12/2024
2	1/68 Hall St ORMOND 3204	\$1,730,000	18/11/2024
3	4a Cushing Av BENTLEIGH 3204	\$1,630,000	26/10/2024

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:

17/03/2025 09:03



Rooms: 7

Property Type: Townhouse

Land Size: 263 sqm approx

Agent Comments

Indicative Selling Price

\$1,580,000 - \$1,650,000

Median House Price

December quarter 2024: \$1,625,000

Comparable Properties



10b Blackshaw St MCKINNON 3204 (REI)

Agent Comments



Price: \$1,641,500

Method: Private Sale

Date: 19/12/2024

Property Type: Townhouse (Single)

1/68 Hall St ORMOND 3204 (VG)

Agent Comments



Price: \$1,730,000

Method: Sale

Date: 18/11/2024

Property Type: Flat/Unit/Apartment (Res)



4a Cushing Av BENTLEIGH 3204 (REI/VG)

Agent Comments



Price: \$1,630,000

Method: Auction Sale

Date: 26/10/2024

Property Type: Townhouse (Res)

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480



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