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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,580,000		&		\$1,650,000			
Median sale p	rice							
Median price	\$1,625,000	Pro	operty Type	Hou	se		Suburb	Bentleigh
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Add	dress 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

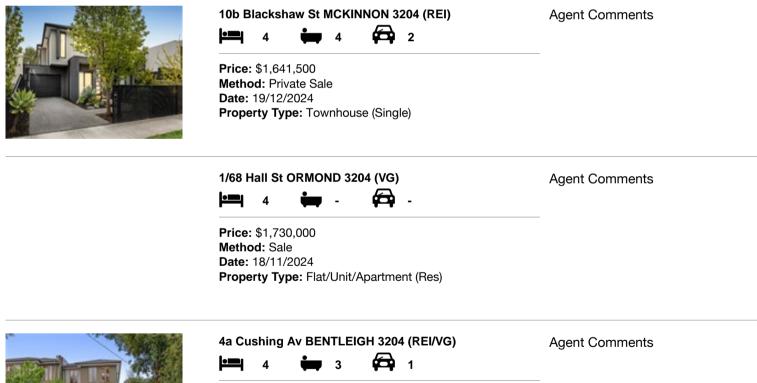






Rooms: 7 Property Type: Townhouse Land Size: 263 sqm approx Agent Comments Indicative Selling Price \$1,580,000 - \$1,650,000 Median House Price December quarter 2024: \$1,625,000

Comparable Properties





Price: \$1,630,000 Method: Auction Sale

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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