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	`11 Cushing Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between	$1,750,000	&	$1,925,000

Median sale price

Median price	$1,610,000	House	X	Unit		Suburb	Bentleigh
Period - From	01/07/2017	to	30/09/2017		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	28 Campbell St BENTLEIGH 3204	$1,990,000	24/05/2017
2	25 Yawla St BENTLEIGH 3204	$1,815,000	16/06/2017
3	1 Lily St BENTLEIGH 3204	$1,625,000	02/08/2017

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.~~

Account - Woodards | P: 03 9557 5500 | F: 03 9557 6133   Generated: 06/11/2017 13:37

REI**V**   **propertydata**.com.au

🛏 5   🛁 2   🚗 2

Rooms:
Property Type:

Agent Comments

Indicative Selling Price
$1,750,000 - $1,925,000
Median House Price
September quarter 2017: $1,610,000

Comparable Properties

28 Campbell St BENTLEIGH 3204 (REI/VG)

🛏 6   🛁 2   🚗 2

Price: $1,990,000
Method: Private Sale
Date: 24/05/2017
Rooms: -
Property Type: House
Land Size: 697 sqm approx

Agent Comments

25 Yawla St BENTLEIGH 3204 (REI/VG)

🛏 4   🛁 2   🚗 2

Price: $1,815,000
Method: Private Sale
Date: 16/06/2017
Rooms: 6
Property Type: House
Land Size: 557 sqm approx

Agent Comments

1 Lily St BENTLEIGH 3204 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $1,625,000
Method: Private Sale
Date: 02/08/2017
Rooms: 5
Property Type: House (Res)
Land Size: 570 sqm approx

Agent Comments

REIV   propertydata.com.au