

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

4a Cushing Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,500,000

Property Type Townhouse

Suburb Bentleigh

Period - From 30/09/2023

to

29/09/2024

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	4 Roselyn Cr BENTLEIGH EAST 3165	\$1,560,000	31/08/2024
2	14B Bevis St BENTLEIGH EAST 3165	\$1,550,000	17/08/2024
3	11A Molden St BENTLEIGH EAST 3165	\$1,640,000	10/08/2024

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:

30/09/2024 13:43



 4  3  3

Rooms: 6
Property Type: Townhouse
 (Single)
 Agent Comments

Indicative Selling Price
 \$1,500,000 - \$1,600,000
Median Townhouse Price
 30/09/2023 - 29/09/2024: \$1,500,000

Comparable Properties



4 Roselyn Cr BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  2

Price: \$1,560,000
Method: Private Sale
Date: 31/08/2024
Property Type: Townhouse (Res)



14B Bevis St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  2  1

Price: \$1,550,000
Method: Auction Sale
Date: 17/08/2024
Property Type: Townhouse (Res)



11A Molden St BENTLEIGH EAST 3165 (REI)

Agent Comments

 4  3  2

Price: \$1,640,000
Method: Auction Sale
Date: 10/08/2024
Property Type: Townhouse (Res)