

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

13 Cushing Avenue, Bentleigh Vic 3204

Indicative selling price

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

Range between \$1,650,000

&

\$1,700,000

Median sale price

Median price \$1,546,000

Property Type House

Suburb Bentleigh

Period - From 01/01/2020

to 31/03/2020

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	25 Field St MCKINNON 3204	\$1,685,000	21/05/2020
2	24 Jean St MCKINNON 3204	\$1,666,000	31/03/2020
3	53 South Av BENTLEIGH 3204	\$1,650,000	22/04/2020

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:

10/06/2020 16:46



 5  2.5  1

Rooms: 8

Property Type: House

Land Size: 551 sqm approx

Agent Comments

Indicative Selling Price

\$1,650,000 - \$1,700,000

Median House Price

March quarter 2020: \$1,546,000

Comparable Properties



25 Field St MCKINNON 3204 (REI)

Agent Comments

 4  2  2

Price: \$1,685,000

Method: Private Sale

Date: 21/05/2020

Property Type: House

Land Size: 601 sqm approx



24 Jean St MCKINNON 3204 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,666,000

Method: Private Sale

Date: 31/03/2020

Property Type: House

Land Size: 567 sqm approx



53 South Av BENTLEIGH 3204 (REI)

Agent Comments

 4  3  2

Price: \$1,650,000

Method: Private Sale

Date: 22/04/2020

Property Type: House (Res)

Land Size: 810 sqm approx