Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 31 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	\$1,550,000		&		\$1,650,000			
Median sale p	rice							
Median price	\$1,680,000	Pro	operty Type	Ηοι	ISE		Suburb	Bentleigh
Period - From	01/07/2022	to	30/06/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	33 Wavell St BENTLEIGH 3204	\$1,658,888	04/04/2023
2	16 Florence St ORMOND 3204	\$1,650,000	08/08/2023
3	39 Deakin St BENTLEIGH EAST 3165	\$1,540,000	14/06/2023

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:

30/08/2023 10:05





Jack Liu



Property Type: House Agent Comments

9593 4500 0420 222 639 jackliu@jelliscraig.com.au

Indicative Selling Price \$1,550,000 - \$1,650,000 **Median House Price** Year ending June 2023: \$1,680,000

Comparable Properties



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Price: \$1,658,888 Method: Sale Date: 04/04/2023 Property Type: House (Res) Land Size: 551 sqm approx

Agent Comments

16 Florence St ORMOND 3204 (REI)

Agent Comments





Price: \$1,650,000 Method: Sold Before Auction Date: 08/08/2023 Property Type: House (Res) Land Size: 555 sqm approx



39 Deakin St BENTLEIGH EAST 3165 (REI/VG) Agent Comments



Price: \$1,540,000 Method: Sold Before Auction Date: 14/06/2023 Property Type: House (Res) Land Size: 625 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



propertydata

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