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	10 Cushing Avenue, Bentleigh, VIC 3204

Indicative selling price

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

Single price	$1,530,000	or range between		&

Median sale price

Median price	$1,357,500	Property type	House	Suburb	BENTLEIGH
Period - From	30/09/2019	to	30/03/2020	Source	CoreLogic

Comparable property sales

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 43 Valkstone Street Bentleigh East	$1,505,000	15/03/2020
2 4 Smith Street Bentleigh	$1,625,000	29/02/2020
3 6 Myrtle Street Bentleigh	$1,510,000	22/02/2020

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: 30/03/2020