

## 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

58 Cummins Road Brighton East VIC 3187

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,800,888

&

\$1,988,888

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,640,000

Property type

House

Suburb

Brighton East

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

### 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 6 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 Tovan Akas Avenue Bentleigh VIC 3204	\$1,800,000	25-Jul-19
57 Glencairn Avenue Brighton East VIC 3187	\$2,070,000	10-Aug-19
31 Park Crescent Bentleigh VIC 3204	\$1,860,000	31-Aug-19

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 6 months.~~

This Statement of Information was prepared on: 16 November 2019



**1 Tovan Akas Avenue Bentleigh VIC 3204**

3 2 2

Sold Price

**\$1,800,000**

Sold Date

**25-Jul-19**

Distance

**0.51km**



**57 Glencairn Avenue Brighton East VIC 3187**

5 3 4

Sold Price

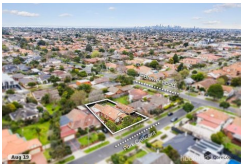
**\$2,070,000**

Sold Date

**10-Aug-19**

Distance

**0.68km**



**31 Park Crescent Bentleigh VIC 3204**

4 2 2

Sold Price

<sup>RS</sup> **\$1,860,000**

Sold Date

**31-Aug-19**

Distance

**0.74km**

RS = Recent sale

UN = Undisclosed Sale

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