

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

63 Ludbrook Avenue, Caulfield South Vic 3162

Indicative selling price

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

Single price

\$1,185,000

Median sale price

Median price

\$1,513,125

Property Type

House

Suburb

Caulfield South

Period - From

01/04/2020

to

30/06/2020

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	29 Aileen Av CAULFIELD SOUTH 3162	\$1,085,000	21/06/2020
2			
3			

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:

18/09/2020 08:14



 2  2  1

Property Type: House
Land Size: 302 sqm approx
Agent Comments

Indicative Selling Price
\$1,185,000

Median House Price
June quarter 2020: \$1,513,125

Comparable Properties



29 Aileen Av CAULFIELD SOUTH 3162 (REI)

Agent Comments

 2  1  1

Price: \$1,085,000
Method: Auction Sale
Date: 21/06/2020
Rooms: 4
Property Type: House (Res)

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.