

#### 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	33 Ludbrook Avenue, Caulfield South Vic 3162
Including suburb and	, and the second
postcode	

#### Indicative selling price

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

Range between \$1,200,000 & \$1,300,000	Range between	\$1,200,000	&	\$1,300,000
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#### Median sale price

Median price	\$1,430,000	Hou	ise X	Unit		Subur	Caulfield South
Period - From	01/01/2019	to	31/03/2019		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.

Ad	dress of comparable property	Price	Date of sale
1	17 Newstead St CAULFIELD 3162	\$1,350,000	24/12/2018
2	4 Jasmine St CAULFIELD SOUTH 3162	\$1,300,000	16/03/2019
3	24 Raynes St CAULFIELD SOUTH 3162	\$1,270,000	25/05/2019

#### 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.

Account - Woodards | P: 03 9519 8333 | F: 03 9519 8300

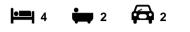




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Rooms:

Property Type: House Agent Comments

**Indicative Selling Price** \$1,200,000 - \$1,300,000 **Median House Price** March guarter 2019: \$1,430,000

## Comparable Properties



17 Newstead St CAULFIELD 3162 (REI)

Price: \$1,350,000 Method: Private Sale Date: 24/12/2018

Rooms: -

Property Type: House Land Size: 683 sqm approx Agent Comments





Price: \$1,300,000

Method: Sold After Auction

Date: 16/03/2019

Rooms: 5

Property Type: House Land Size: 601 sqm approx **Agent Comments** 

Agent Comments



24 Raynes St CAULFIELD SOUTH 3162 (REI)

**=** 3





Price: \$1,270,000 Method: Auction Sale Date: 25/05/2019

Rooms: -

Property Type: House (Res) Land Size: 554 sqm approx

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