

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 35 Ludbrook Avenue, Caulfield South Vic 3162

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price - or range between \$1,650,000 & \$1,800,000

## Median sale price

Median price \$1,630,000 Property type House Suburb Caulfield South

Period - From 01/01/2021 to 31/03/2021 Source REIV

## 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
31 Ludbrook Av CAULFIELD SOUTH 3162	\$2,200,000	06/05/2021
32 Ludbrook Av CAULFIELD SOUTH 3162	\$1,780,000	14/03/2021
13 Latrobe St CAULFIELD SOUTH 3162	\$1,870,000	22/12/2020

**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: 10/05/2021