

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 30b Ludbrook Ave Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,825,000 & \$2,000,000

Median sale price

Median price \$1,284,000 Property type Townhouse 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
2/17 Olinda St CAULFIELD SOUTH 3162	\$2,360,000	21/03/2021
14a Winston Dr CAULFIELD SOUTH 3162	\$1,800,000	26/02/2021
24b Bokhara Rd CAULFIELD SOUTH 3162	\$1,840,000	20/12/2020

This Statement of Information was prepared on: 11/05/2021