

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	35 Ludbrook Avenue, Caulfield South Vic 3162
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Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,440,000	House	X	Unit		Suburb	Caulfield South
Period - From	01/04/2019	to	30/06/2019	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.

	Address of comparable property	Price	Date of sale
1	6 Mercury St CAULFIELD SOUTH 3162	\$1,250,000	06/04/2019
2	37 Ludbrook Av CAULFIELD SOUTH 3162	\$1,240,000	27/07/2019
3	306 Kooyong Rd CAULFIELD 3162	\$1,050,000	02/06/2019

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.



 4  2  2

Rooms:
Property Type: Hpuse
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
June quarter 2019: \$1,440,000

Comparable Properties



6 Mercury St CAULFIELD SOUTH 3162 (REI)

Agent Comments

 4  2  2

Price: \$1,250,000
Method: Auction Sale
Date: 06/04/2019
Rooms: 7
Property Type: House (Res)
Land Size: 557 sqm approx



37 Ludbrook Av CAULFIELD SOUTH 3162 (REI)

Agent Comments

 3  2  3

Price: \$1,240,000
Method: Auction Sale
Date: 27/07/2019
Rooms: 5
Property Type: House (Res)
Land Size: 540 sqm approx



306 Kooyong Rd CAULFIELD 3162 (REI)

Agent Comments

 3  1  2

Price: \$1,050,000
Method: Private Sale
Date: 02/06/2019
Rooms: -
Property Type: House (Res)