

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 32 Ludbrook Avenue, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,450,000 & \$1,595,000

Median sale price

Median price \$1,610,000 Property Type House Suburb Caulfield South

Period - From 01/10/2020 to 31/12/2020 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	81 Bealiba Rd CAULFIELD SOUTH 3162	\$1,600,000	15/11/2020
2	19 Eloura Av BRIGHTON EAST 3187	\$1,595,000	24/11/2020
3	32 Imperial Av CAULFIELD SOUTH 3162	\$1,580,000	15/11/2020

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: 12/02/2021 10:03



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,595,000

Median House Price

December quarter 2020: \$1,610,000

Comparable Properties



81 Bealiba Rd CAULFIELD SOUTH 3162 (REI) **Agent Comments**

3 2 2

Price: \$1,600,000

Method: Sold Before Auction

Date: 15/11/2020

Rooms: 6

Property Type: House (Res)

Land Size: 630 sqm approx



19 Eloura Av BRIGHTON EAST 3187 (REI) **Agent Comments**

3 1 2

Price: \$1,595,000

Method: Sold Before Auction

Date: 24/11/2020

Property Type: House (Res)



32 Imperial Av CAULFIELD SOUTH 3162 (REI) **Agent Comments**

3 2 2

Price: \$1,580,000

Method: Auction Sale

Date: 15/11/2020

Property Type: House (Res)