

# 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

63 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

\$1,300,000

&

\$1,350,000

### Median sale price

Median price

\$ 1,784,000

Property type

House

Suburb

CAULFIELD SOUTH

Period - From

15/05/2021

to

11/11/2021

Source

core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	3 Ellington Street Caulfield South Vic 3162	\$1,350,000	2021-11-06
2	17 Howard Avenue Ormond Vic 3204	\$1,305,000	2021-08-12
3	1 Dover Street Caulfield South Vic 3162	\$1,318,000	2021-07-13

This Statement of Information was prepared on:

11/11/2021