

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 30 Ludbrook Avenue, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,550,000 House X Unit Suburb Caulfield South

Period - From 01/01/2018 to 31/03/2018 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	27 Bokhara Rd CAULFIELD SOUTH 3162	\$1,778,000	29/04/2018
2	31 Newstead St CAULFIELD 3162	\$1,700,000	12/11/2017
3	518 Kooyong Rd CAULFIELD SOUTH 3162	\$1,622,000	12/12/2017

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.



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Rooms:
Property Type: House
Land Size: 665 sqm approx
Agent Comments

Indicative Selling Price
 \$1,600,000 - \$1,750,000
Median House Price
 March quarter 2018: \$1,550,000

Comparable Properties



27 Bokhara Rd CAULFIELD SOUTH 3162 (REI)

2
 1
 2

Price: \$1,778,000
Method: Auction Sale
Date: 29/04/2018
Rooms: 5
Property Type: House (Res)
Land Size: 632 sqm approx

Agent Comments

More prestigious street



31 Newstead St CAULFIELD 3162 (REI/VG)

4
 1
 2

Price: \$1,700,000
Method: Auction Sale
Date: 12/11/2017
Rooms: 6
Property Type: House (Res)
Land Size: 641 sqm approx



518 Kooyong Rd CAULFIELD SOUTH 3162 (VG)

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Price: \$1,622,000
Method: Sale
Date: 12/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 633 sqm approx