

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

31 Ludbrook Avenue, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,950,000

&

\$2,050,000

Median sale price

Median price \$1,615,500

Property Type House

Suburb Caulfield South

Period - From 01/04/2020

to 31/03/2021

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	23 Queen St ORMOND 3204	\$2,018,000	12/03/2021
2	72 Murray St CAULFIELD 3162	\$2,050,000	28/03/2021
3	9 Briggs St CAULFIELD 3162	\$2,100,000	21/03/2021

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:

03/05/2021 10:41

Lauchlan Waterfield

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Indicative Selling Price

\$1,950,000 - \$2,050,000

Median House Price

Year ending March 2021: \$1,615,500



4 2 2

Property Type: House

Agent Comments

Comparable Properties



23 Queen St ORMOND 3204 (REI)

Agent Comments

4 2 2

Price: \$2,018,000

Method: Sold Before Auction

Date: 12/03/2021

Property Type: House (Res)

Land Size: 695 sqm approx



72 Murray St CAULFIELD 3162 (REI)

Agent Comments

4 2 2

Price: \$2,050,000

Method: Auction Sale

Date: 28/03/2021

Property Type: House (Res)

Land Size: 480 sqm approx



9 Briggs St CAULFIELD 3162 (REI)

Agent Comments

4 2 2

Price: \$2,100,000

Method: Auction Sale

Date: 21/03/2021

Property Type: House (Res)

Land Size: 570 sqm approx