

# 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

12 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](http://consumer.vic.gov.au/underquoting)

Range between 

\$2,000,000
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 & 

\$2,200,000
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### Median sale price

Median price 

\$1,845,000
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 Property Type 

House
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 Suburb 

Caulfield South
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Period - From 

01/01/2023
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 to 

31/12/2023
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 Source 

REIV
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### 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	28 Bent St CAULFIELD SOUTH 3162	\$2,230,000	25/11/2023
2	4 Fraser St ORMOND 3204	\$2,150,000	28/10/2023
3	2 Caramar Av BRIGHTON EAST 3187	\$2,100,000	21/10/2023

**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: 

28/02/2024 13:47
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