

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

15 Ludbrook Avenue, Caulfield South Vic 3162

Indicative selling price

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

Single price \$1,595,000

Median sale price

Median price \$1,556,250

Property Type Townhouse

Suburb Caulfield South

Period - From 19/03/2023

to 18/03/2024

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	151 Sycamore St CAULFIELD SOUTH 3162	\$1,620,000	14/10/2023
2	1/1 Bundeera Rd CAULFIELD SOUTH 3162	\$1,500,000	06/02/2024
3			

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:

19/03/2024 14:48



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Property Type: Townhouse
Land Size: 327 sqm approx
Agent Comments

Indicative Selling Price
\$1,595,000
Median Townhouse Price
19/03/2023 - 18/03/2024: \$1,556,250

Comparable Properties



151 Sycamore St CAULFIELD SOUTH 3162
(REI/VG)

Agent Comments

3 2 2

Price: \$1,620,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 326 sqm approx



1/1 Bundeera Rd CAULFIELD SOUTH 3162
(REI/VG)

Agent Comments

3 2 3

Price: \$1,500,000
Method: Sold Before Auction
Date: 06/02/2024
Property Type: Townhouse (Res)
Land Size: 263 sqm approx

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.