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

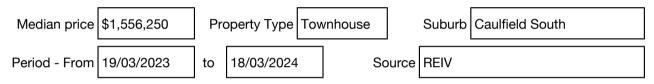
15 Ludbrook Avenue, Caulfield South Vic 3162

Indicative selling price

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Single price \$1,595,000

Median sale price



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 sixmonths 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









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) Image: 1 3 Image: 2 Image: 2 Price: \$1,620,000 Method: Auction Sale Date: 14/10/2023 Property Type: House (Res) Land Size: 326 sqm approx	Agent Comments
1/1 Bundeera Rd CAULFIELD SOUTH 3162 (REI/VG) 1 3 1 2 1 3 1 2 1 3 1 3 1 4 1 5 1 6 1 5 1 6 1 1	Agent Comments

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.

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481

propertydata



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