

# 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 53 Ludbrook Avenue, Caulfield South Vic 3162

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,500,000 & \$2,750,000

### Median sale price

Median price \$1,915,000 Property Type House Suburb Caulfield South

Period - From 01/07/2023 to 30/09/2023 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	29 Beech St CAULFIELD SOUTH 3162	\$2,720,000	03/09/2023
2	61 Narrawong Rd CAULFIELD SOUTH 3162	\$2,625,000	04/12/2023
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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: 20/12/2023 13:52



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 687 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$2,500,000 - \$2,750,000  
**Median House Price**  
September quarter 2023: \$1,915,000

## Comparable Properties



**29 Beech St CAULFIELD SOUTH 3162 (REI/VG)** Agent Comments



**Price:** \$2,720,000  
**Method:** Auction Sale  
**Date:** 03/09/2023  
**Property Type:** House (Res)  
**Land Size:** 511 sqm approx



**61 Narrawong Rd CAULFIELD SOUTH 3162 (REI)** Agent Comments



**Price:** \$2,625,000  
**Method:** Private Sale  
**Date:** 04/12/2023  
**Property Type:** House

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.