Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	5a Ludbrook Avenue, Caulfield South

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	----------	or range between	$1,590,000	&	$1,680,000

Median sale price

Median price	$1,785,000	Property type	House	Suburb	Caulfield South

Period - From	01/04/2024	to	30/06/2024	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 25 Venus Street, Caulfield South	$1,680,000	15/09/2024
2 1/12-14 Blanche Street, Elsternwick	$1,732,000	12/09/2024
3 1/146 Thomas Street, Brighton East	$1,660,000	21/05/2024

This Statement of Information was prepared on: 14/10/2024