

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

32 Jupiter Street, Caulfield South Vic 3162

Indicative selling price

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

Range between

\$1,350,000

&

\$1,450,000

Median sale price

Median price

\$1,440,000

Property Type

House

Suburb

Caulfield South

Period - From

01/04/2019

to

30/06/2019

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	66 York St CAULFIELD SOUTH 3162	\$1,500,000	02/06/2019
2	41 Eumeralla Rd CAULFIELD SOUTH 3162	\$1,450,000	15/05/2019
3	15 Pearce St CAULFIELD SOUTH 3162	\$1,362,000	25/05/2019

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:

01/10/2019 10:50



 3  1  4

Property Type: House (Res)

Land Size: 688 sqm approx

[Agent Comments](#)

Comparable Properties



66 York St CAULFIELD SOUTH 3162 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$1,500,000

Method: Auction Sale

Date: 02/06/2019

Property Type: House (Res)

Land Size: 680 sqm approx



41 Eumeralla Rd CAULFIELD SOUTH 3162 (REI/VG)

[Agent Comments](#)

 3  2  3

Price: \$1,450,000

Method: Private Sale

Date: 15/05/2019

Property Type: House

Land Size: 670 sqm approx



15 Pearce St CAULFIELD SOUTH 3162 (REI/VG)

[Agent Comments](#)

 3  1  2

Price: \$1,362,000

Method: Auction Sale

Date: 25/05/2019

Rooms: 6

Property Type: House (Res)

Land Size: 648 sqm approx