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	32 Jupiter Street, Caulfield South Vic 3162
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,350,000	&	\$1,450,000
Range between	\$1,350,000	&	\$1,450,000

Median sale price

Median price	\$1,440,000	Pro	perty Type	louse		Suburb	Caulfield South
Period - From	01/04/2019	to	30/06/2019	S	ource	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

Add	dress 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 comparableproperties 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



hockingstuart

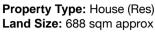
Todd Newton 03 8532 5200 0412568313 tnewton@hockingstuart.com.au

Indicative Selling Price \$1,350,000 - \$1,450,000 **Median House Price** June guarter 2019: \$1,440,000









Agent Comments

Comparable Properties



66 York St CAULFIELD SOUTH 3162 (REI/VG)

--3





Price: \$1,500,000 Method: Auction Sale Date: 02/06/2019

Property Type: House (Res) Land Size: 680 sqm approx



41 Eumeralia Rd CAULFIELD SOUTH 3162

(REI/VG)

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)





Price: \$1,362,000 Method: Auction Sale Date: 25/05/2019

Rooms: 6

Property Type: House (Res) Land Size: 648 sqm approx Agent Comments

Agent Comments

Agent Comments

Account - hockingstuart | P: 03 8532 5200 | F: 03 9532 4018



