

## 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 55 Jupiter Street, 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 \$1,300,000 & \$1,400,000

#### Median sale price

Median price \$1,550,000 House X Unit Suburb Caulfield South

Period - From 01/01/2018 to 31/03/2018 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	160 Sycamore St CAULFIELD SOUTH 3162	\$1,450,000	25/11/2017
2	41 Moore St CAULFIELD SOUTH 3162	\$1,450,000	21/03/2018
3	85 Clarence St CAULFIELD SOUTH 3162	\$1,375,000	03/12/2017

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.

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

March quarter 2018: \$1,550,000



4 2.5 3

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 340 sqm approx

## Comparable Properties



**160 Sycamore St CAULFIELD SOUTH 3162 (REI/VG)**

3 1 1

**Price:** \$1,450,000

**Method:** Auction Sale

**Date:** 25/11/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 306 sqm approx



**41 Moore St CAULFIELD SOUTH 3162 (REI)**

3 2 1

**Price:** \$1,450,000

**Method:** Private Sale

**Date:** 21/03/2018

**Rooms:** 6

**Property Type:** House

**Land Size:** 368 sqm approx



**85 Clarence St CAULFIELD SOUTH 3162 (REI/VG)**

3 2 2

**Price:** \$1,375,000

**Method:** Auction Sale

**Date:** 03/12/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 374 sqm approx