

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sal	е
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Address	55 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	\$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$1,550,000	Hou	ise X	Unit		Su	ıburb	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.

Ad	dress 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.

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

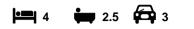






Indicative Selling Price \$1.300.000 - \$1.400.000 **Median House Price** March auarter 2018: \$1.550.000





Property Type: House (Previously

Occupied - Detached) Land Size: 340 sqm approx

Comparable Properties



160 Sycamore St CAULFIELD SOUTH 3162 (REI/VG)





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)

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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



Price: \$1,375,000 Method: Auction Sale Date: 03/12/2017

Rooms: -

Property Type: House (Res) Land Size: 374 sqm approx

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Updated: 7/05/2018