

## 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	11a Jupiter Street, Caulfield South VIC 3162								
Indicative selling	price								
for the meaning of this applicable)	price see consu	mer.v	ic.gov.au/ι	ınderquo	ting (*	*Delet	te single	price or	range as
Single price			or range	between	\$1,50	00,00	0	&	\$1,600,000
dedian sale price									
Median price	\$1,715,500	Pro	perty type	House			Suburb	Caulfiel	d South
Period - From	1/10/2024	to	31/12/202	4 50		DEIV			
			31/12/202	4 50	urce	KLIV			
Comparable prop							le)		
Comparable propose  These are the tomorths that the property for sale	erty sales ( hree properties e estate agent (	*Dele	ete A or B	below a	s app	olicab ne pro	perty fo		
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* These are the t months that the property for sal	erty sales ( hree properties e estate agent o e.  ple property	*Dele sold v or age	ete A or B	below a	s app	olicab ne pro	operty fo be mos	t compa	rable to the
* These are the t months that the property for sal	erty sales ( hree properties e estate agent of e.  ple property  LD SOUTH 316	*Dele sold v or age	ete A or B	below a	s app	olicab ne pro	pperty fo be mos	t compa 0,000	Date of sale
These are the tomonths that the property for sales  Address of comparales  58 Bealia Rd CAULFIE	erty sales ( hree properties e estate agent of e.  Die property  LD SOUTH 3162	*Dele sold vor age	ete A or B	below a	s app	olicab ne pro	Price \$1,660	o,000	Date of sale
* These are the tomonths that the property for sale **  **Address of comparal **  58 Bealia Rd CAULFIE **  8 Nelson St CAULFIEL **	erty sales ( hree properties e estate agent of e.  Die property  LD SOUTH 3162	*Dele sold vor age	ete A or B	below a	s app	olicab ne pro	Price \$1,660	o,000	Date of sale 01/12/2024 24/11/2024
* These are the tomonths that the property for sale **  **Address of comparal**  58 Bealia Rd CAULFIE **  8 Nelson St CAULFIEL **  46 Venus St CAULFIEL **	erty sales ( hree properties e estate agent of e.  DIE property  LD SOUTH 3162  D SOUTH 3164  D SOUTH 3166	*Dele sold vor age	ete A or B within two I nt's repres	below a kilometre entative of the control of the co	s app	olicab ne pro lers to	Price \$1,660 \$1,716 \$1,485	0,000 5,000 han three	Date of sale 01/12/2024 24/11/2024 16/11/2024