

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

3 Jupiter Street, Caulfield South Vic 3162

Indicative selling price

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

Single price

\$890,000

Median sale price

Median price

\$815,000

House

Unit

X

Suburb

Caulfield South

Period - From

01/07/2016

to

30/06/2017

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	5/17-21 Oswald St ELSTERNWICK 3185	\$815,000	29/07/2017
2	2/2 Marara Rd CAULFIELD SOUTH 3162	\$800,000	23/07/2017
3	2/203 Booran Rd CAULFIELD SOUTH 3162	\$790,000	26/08/2017

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.~~



 2
  1
  2

Rooms:**Property Type:** Unit**Land Size:** 328 sqm approx**Agent Comments**

This generous brick 2 bedroom 80's residence on its own title is the perfect downsizer or first home option for astute buyers seeking comfort, convenience and scope for improvement. Ideally located within close proximity to shopping, transport, schooling and parks, this single level low maintenance town residence is a rare opportunity within this highly regarded neighborhood locale.

Indicative Selling Price

\$890,000

Median Unit Price

Year ending June 2017: \$815,000

Comparable Properties

**5/17-21 Oswald St ELSTERNWICK 3185 (REI)****Agent Comments**

 2
  1
  1

Price: \$815,000**Method:** Auction Sale**Date:** 29/07/2017**Rooms:** 4**Property Type:** Unit**2/2 Marara Rd CAULFIELD SOUTH 3162 (REI)****Agent Comments**

 2
  2
  2

Price: \$800,000**Method:** Auction Sale**Date:** 23/07/2017**Rooms:** 3**Property Type:** Villa**2/203 Booran Rd CAULFIELD SOUTH 3162 (REI)****Agent Comments**

 2
  1
  1

Price: \$790,000**Method:** Auction Sale**Date:** 26/08/2017**Rooms:** 3**Property Type:** Unit