

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 32a Jupiter Street, Caulfield South VIC 3162

Indicative selling price

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

Single price \$ or range between \$1,900,000 & \$2,050,000

Median sale price

Median price \$1,765,000 Property type House Suburb Caulfield South

Period - From 01/01/2022 to 31/03/2022 Source REIV

Comparable property sales

- 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
35 Park Street, Elsternwick VIC 3185	\$2,000,000	05/04/2022
1/31 Sylverly Grove, Caulfield VIC 3162	\$1,950,000	05/04/2022
9b Woodville Avenue, Glen Huntly VIC 3163	\$1,900,000	27/03/2022

This Statement of Information was prepared on: 26/04/2022