

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

16 Jupiter Street, Caulfield South Vic 3162

Indicative selling price

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

Range between \$1,495,000 & \$1,630,000

Median sale price

Median price \$1,674,000 House X Unit Suburb Caulfield South

Period - From 01/04/2017 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	25 Riddell Pde ELSTERNWICK 3185	\$1,651,500	24/02/2018
2	33 Frederick St CAULFIELD SOUTH 3162	\$1,555,000	27/05/2018
3	11 Teak St CAULFIELD SOUTH 3162	\$1,535,000	24/02/2018

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 377 sqm approx

Agent Comments

Indicative Selling Price

\$1,495,000 - \$1,630,000

Median House Price

Year ending March 2018: \$1,674,000

Comparable Properties



25 Riddell Pde ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$1,651,500

Method: Auction Sale

Date: 24/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 442 sqm approx



33 Frederick St CAULFIELD SOUTH 3162 (REI) Agent Comments



Price: \$1,555,000

Method: Auction Sale

Date: 27/05/2018

Rooms: 5

Property Type: House - Semi-detached

Land Size: 360 sqm approx



11 Teak St CAULFIELD SOUTH 3162 (REI/VG) Agent Comments



Price: \$1,535,000

Method: Auction Sale

Date: 24/02/2018

Rooms: 6

Property Type: House (Res)

Land Size: 309 sqm approx