

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

9 JUPITER STREET CAULFIELD SOUTH VIC 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,525,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,800,500

Property type

House

Suburb

Caulfield South

Period-from

01 Feb 2022

to

31 Jan 2023

Source

Corelogic

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 6 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

1/24 COLLEGE STREET ELSTERNWICK VIC 3185	\$1,490,000	16-Jan-23
8 LUBRANO STREET BRIGHTON EAST VIC 3187	\$1,535,000	28-Nov-22
263 BOORAN ROAD CAULFIELD SOUTH VIC 3162	\$1,550,000	10-Dec-22

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 6 months.~~

This Statement of Information was prepared on: 27 February 2023

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**1/24 COLLEGE STREET
ELSTERNWICK VIC 3185**
 3  2  2

Sold Price ^{RS} **\$1,490,000** ^{UN} Sold Date **16-Jan-23**

Distance **0.6km**

**8 LUBRANO STREET BRIGHTON
EAST VIC 3187**
 3  2  2

Sold Price **\$1,535,000** Sold Date **28-Nov-22**

Distance **1.3km**

**263 BOORAN ROAD CAULFIELD
SOUTH VIC 3162**
 4  3  2

Sold Price **\$1,550,000** Sold Date **10-Dec-22**

Distance **1.9km**
RS = Recent sale

UN = Undisclosed Sale

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