

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

6 Jasmine Street, Caulfield South Vic 3162

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,765,000

Property Type

House

Suburb

Caulfield South

Period - From

01/07/2022

to

30/06/2023

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	17 Marara Rd CAULFIELD SOUTH 3162	\$1,340,000	26/08/2023
2	1b Kean St CAULFIELD SOUTH 3162	\$1,335,000	29/05/2023
3			

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.

This Statement of Information was prepared on:

12/10/2023 15:11



3 1 2

Rooms: 5
Property Type: House (Res)
Land Size: 419 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
Year ending June 2023: \$1,765,000

Comparable Properties



17 Marara Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments

3 1 3

Price: \$1,340,000
Method: Sold Before Auction
Date: 26/08/2023
Property Type: House (Res)
Land Size: 450 sqm approx

1b Kean St CAULFIELD SOUTH 3162 (VG)

Agent Comments

3 - -

Price: \$1,335,000
Method: Sale
Date: 29/05/2023
Property Type: House (Res)
Land Size: 279 sqm approx

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.