

## 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	7 Jasmine Street, Caulfield South Vic 3162
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,500,000

### Median sale price

Median price	\$1,532,500	House	X	Unit		Suburb	Caulfield South
Period - From	01/07/2018	to	30/09/2018	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	191 Hawthorn Rd CAULFIELD NORTH 3161	\$1,577,500	13/05/2018
2	12 Steele St CAULFIELD SOUTH 3162	\$1,530,000	12/08/2018
3	41 Latrobe Ct CAULFIELD SOUTH 3162	\$1,480,000	14/10/2018

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.

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**Indicative Selling Price**

\$1,500,000

**Median House Price**

September quarter 2018: \$1,532,500



4 3 2

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 639 sqm approx

Agent Comments

## Comparable Properties



**191 Hawthorn Rd CAULFIELD NORTH 3161 (REI/VG)**

Agent Comments

4 1 1

**Price:** \$1,577,500

**Method:** Auction Sale

**Date:** 13/05/2018

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 696 sqm approx



**12 Steele St CAULFIELD SOUTH 3162 (REI)**

Agent Comments

4 2 2

**Price:** \$1,530,000

**Method:** Auction Sale

**Date:** 12/08/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 585 sqm approx



**41 Latrobe Ct CAULFIELD SOUTH 3162 (REI)**

Agent Comments

5 2 2

**Price:** \$1,480,000

**Method:** Auction Sale

**Date:** 14/10/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 670 sqm approx