

# 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 2/2 Jasmine Street, Caulfield South

## Indicative selling price

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

Single price \$ or range between \$1,100,000 & \$1,200,000

## Median sale price

Median price \$1,850,000 Property type House Suburb Caulfield South  
Period - From 01/01/2023 to 31/03/2023 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
1 2/23 Manchester Grove, Glenhuntly	\$1,130,000	10/06/2023
2 1/159 Booran Road, Caulfield South	\$1,137,000	05/03/2023
3 1/203 North Road, Caulfield South	\$1,151,000	29/04/2023

This Statement of Information was prepared on: 11/07/2023