

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

5/18 Capon Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$872,500

House

Unit

X

Suburb

Malvern East

Period - From 01/04/2017

to

30/06/2017

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		
2		
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.~~

5/18 Capon Street, Malvern East Vic 3145

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Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

June quarter 2017: \$872,500



 3  2  1

Rooms: 5

Property Type: Single level townhouse

Agent Comments

Comparable Properties



2/97 Chadstone Rd MALVERN EAST 3145 (REI)

Agent Comments

 3  1  1

Price: \$830,000

Method: Auction Sale

Date: 19/08/2017

Rooms: 5

Property Type: Townhouse (Res)

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.