

# 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 Chanak Street, Malvern East

### Indicative selling price

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

Range between \$1,610,000.00 & \$1,690,000.00

### Median sale price

Median price \$2,000,000 Property type House Suburb Malvern East

Period - From 01/07/2024 to 30/09/2024 Source REIV

### Comparable property sales

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
27 Clarendon Street, Armadale	\$1,700,000	12/08/2024
12 Fraser Street, Malvern	\$1,655,000	09/11/2024
5K Belson Street, Malvern East	\$1,650,000	21/10/2024

This Statement of Information was prepared on: 28 November 2024