

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

40 Manning Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$3,400,000 & \$3,600,000

Median sale price

Median price \$2,050,000 Property Type House Suburb Malvern East

Period - From 01/01/2024 to 31/03/2024 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	7 Westgarth St MALVERN EAST 3145	\$3,750,000	09/05/2024
2	5 Netherlee St GLEN IRIS 3146	\$3,585,000	04/05/2024
3	19 Ferncroft Av MALVERN EAST 3145	\$3,460,000	25/02/2024

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:

27/05/2024 13:39



 4  2  2

Property Type: House (Res)

Land Size: 885 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$3,400,000 - \$3,600,000

Median House Price

March quarter 2024: \$2,050,000

Comparable Properties



7 Westgarth St MALVERN EAST 3145 (REI)

[Agent Comments](#)

 4  2  1

Price: \$3,750,000

Method: Private Sale

Date: 09/05/2024

Property Type: House

Land Size: 556 sqm approx



5 Netherlee St GLEN IRIS 3146 (REI)

[Agent Comments](#)

 5  3  3

Price: \$3,585,000

Method: Auction Sale

Date: 04/05/2024

Property Type: House (Res)

Land Size: 719 sqm approx



19 Ferncroft Av MALVERN EAST 3145 (REI/VG) [Agent Comments](#)

 5  2  3

Price: \$3,460,000

Method: Private Sale

Date: 25/02/2024

Property Type: House

Land Size: 929 sqm approx

Account - Marshall White | P: 03 9822 9999