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	60 Manning Road, Malvern East Vic 3145

Indicative selling price

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

Range between $1,700,000 & $1,800,000

Median sale price

Median price $2,167,500 Property Type House Suburb Malvern East

Period - From 17/09/2023 to 16/09/2024 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	12 Boyanda Rd GLEN IRIS 3146	$1,820,000	06/06/2024
2	3/11 Hedgeley Av MALVERN EAST 3145	$1,680,000	23/03/2024
3	5 Keyes St ASHBURTON 3147	$1,730,000	14/03/2024

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: 17/09/2024 15:16

60 Manning Road, Malvern East Vic 3145

Jay Price
0478 106 669
jay.price@belleproperty.com



3 2 2

Rooms: 3
Property Type: House (Res)
Land Size: 386 sqm approx

Agent Comments

Indicative Selling Price
$1,700,000 - $1,800,000
Median House Price
17/09/2023 - 16/09/2024: $2,167,500

Comparable Properties



12 Boyanda Rd GLEN IRIS 3146 (REI/VG)

3 2 2

Price: $1,820,000
Method: Private Sale
Date: 06/06/2024
Property Type: Townhouse (Res)
Land Size: 366 sqm approx

Agent Comments



3/11 Hedgeley Av MALVERN EAST 3145 (REI/VG)

3 2 2

Price: $1,680,000
Method: Auction Sale
Date: 23/03/2024
Property Type: Townhouse (Res)

Agent Comments



5 Keyes St ASHBURTON 3147 (REI/VG)

3 1 2

Price: $1,730,000
Method: Private Sale
Date: 14/03/2024
Property Type: House
Land Size: 745 sqm approx

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888

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