

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 153 Manning Road, Malvern East 3145 (3 bed 1 bath 1 car)

Indicative selling price

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

Single price \$2,100,000

or range between \$

&

\$

Median sale price

Median price

\$

Apartment

House

Suburb

Malvern East

Period - From

1 Mar 2023

to

22 Sept
2023

Source

RP Data

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

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: 25 September 2023