

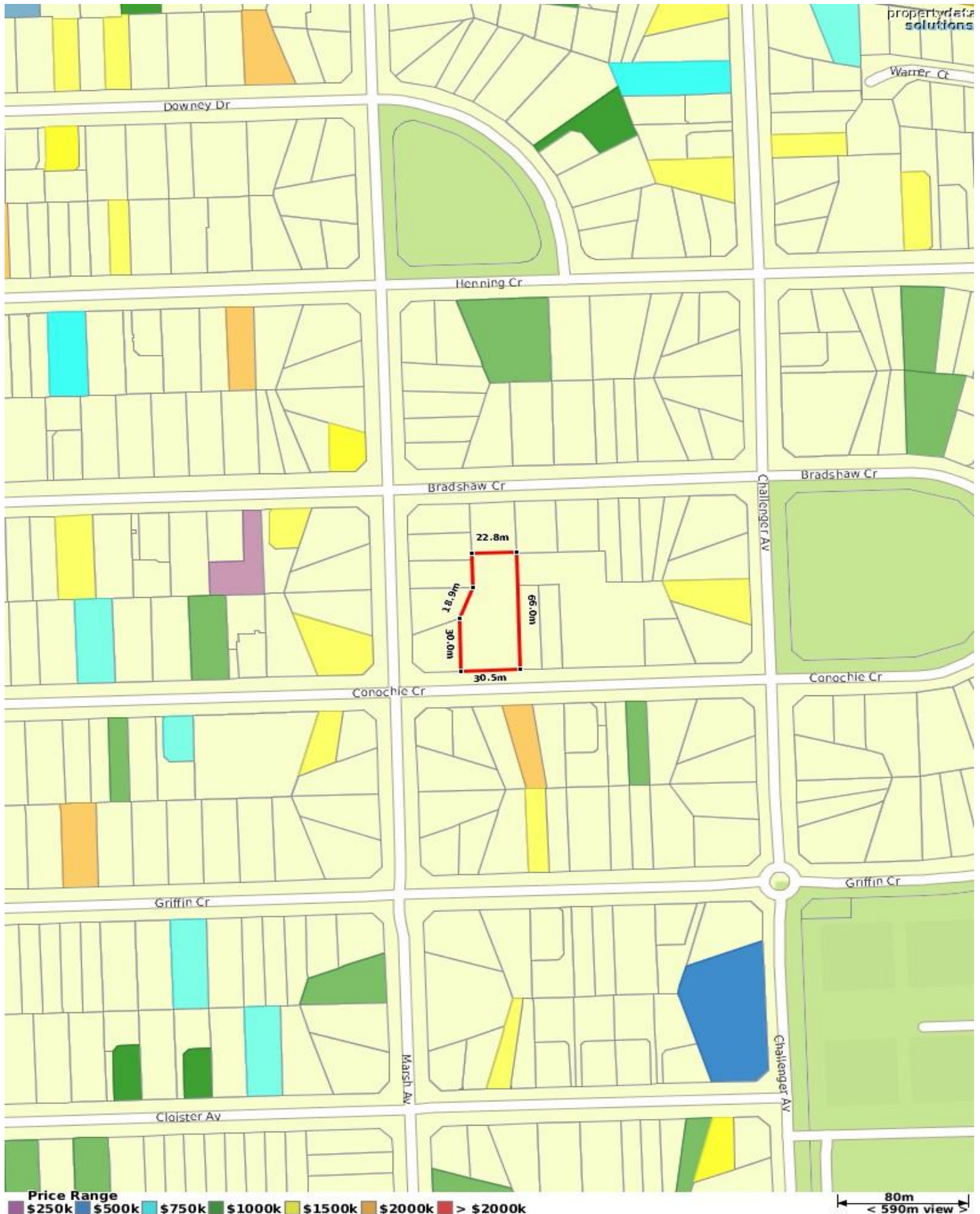


COMPARATIVE MARKET ANALYSIS

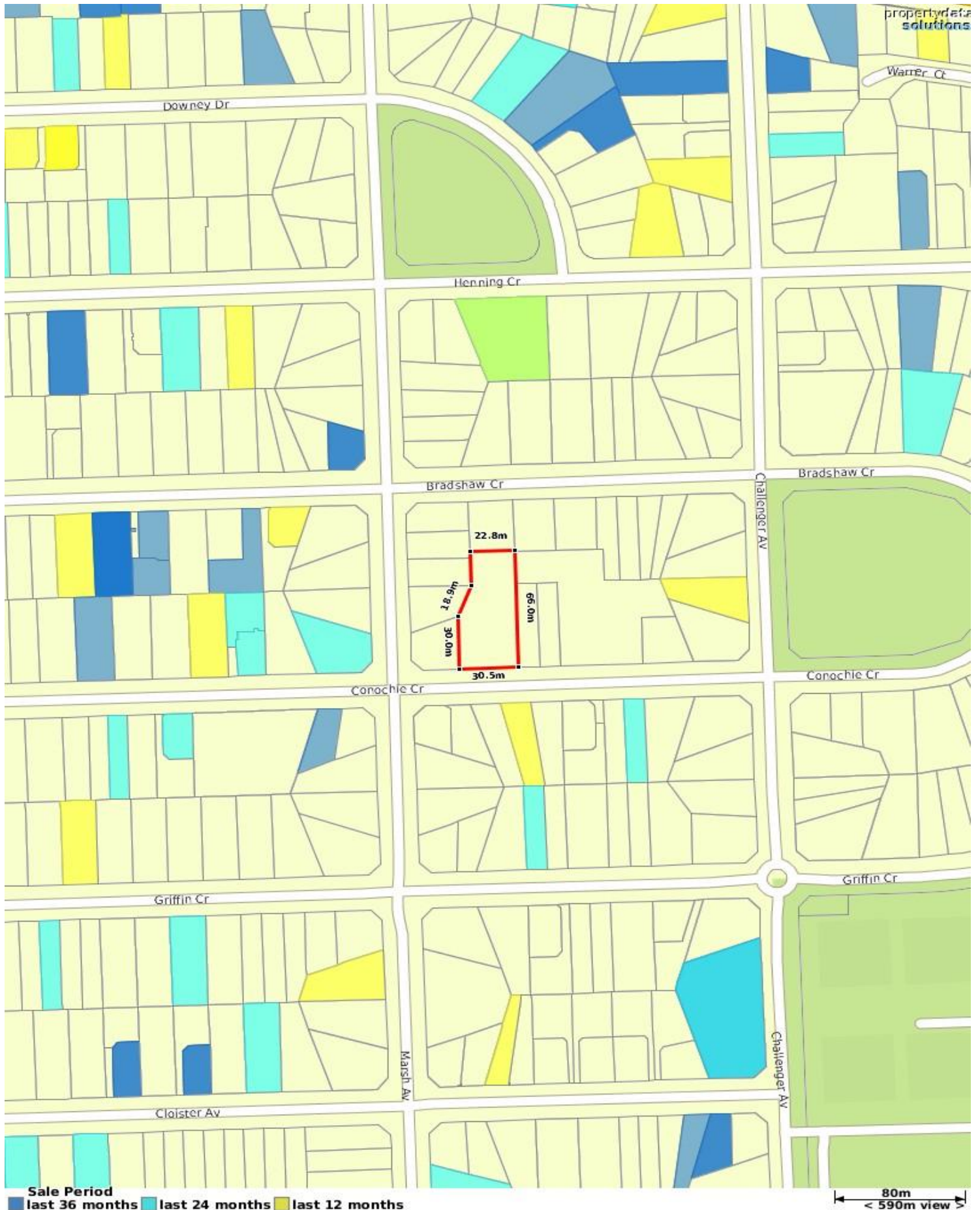
4/40 CONOCHIE CRESCENT, MANNING, WA 6152

PREPARED BY JARRAD EATON, EATON PROPERTY, PHONE: 0403267251

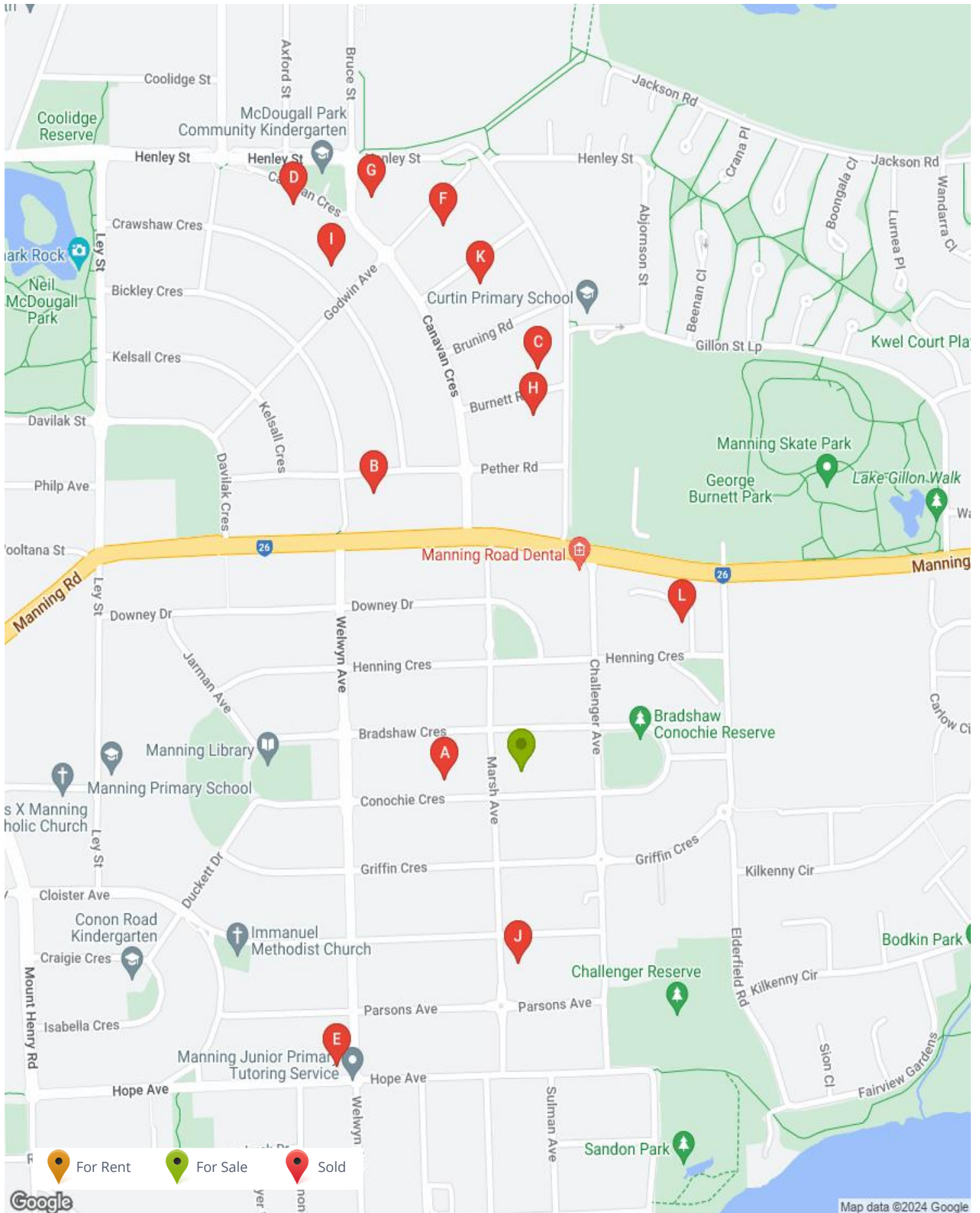
Nearby Sold Properties (Price Range)



Nearby Sold Properties (Sale Date)



Comparable Properties Map



Nearby Comparable Sold Properties

There are 12 sold properties selected within the suburb of MANNING. The lowest sale price is \$762,000 and the highest sale price is \$995,000 with a median sale price of \$884,000. Days listed ranges from 3 to 41 days with the average currently at 13 days for these selected properties.

2/30 CONOCHIE CRES, MANNING, WA 6152

UBD Ref: Perth - 308 P8
Distance from Property: 145m  3  3  2



Property Type: House
Area: 484 m² (484 m²)
Area \$/m²: \$2,027(\$2,027)
RPD: S035250 2

Sale Price: **\$981,000 (Normal Sale)**
Sale Date: 18/04/2024 Days to Sell: **41 Days**
Last Price: UNDER CONTRACT Chg %:
First Price: Best Offer Chg %:

Features: BUILD YR: 1998, WALL TYPE: BRICK, ROOF TYPE: TILE



21A PETHER RD, MANNING, WA 6152

UBD Ref: Perth - 308 P6
Distance from Property: 549m  3  2  1



Property Type: Unit
Area: 166 m² (166 m²)
Area \$/m²: \$5,349(\$5,349)
RPD: S011989 2

Sale Price: **\$888,000 (Normal Sale)**
Sale Date: 17/04/2024 Days to Sell: **4 Days**
Last Price: SUCCESSFULLY Chg %:
First Price: OFFERS MID \$700,000's Chg %:

Features: BUILD YR: 1982, WALL TYPE: BRICK, ROOF TYPE: TILE, STUDY, BUILT IN ROBES, FULLY FENCED



14B BURNETT RD, MANNING, WA 6152

UBD Ref: Perth - 308 Q5
Distance from Property: 687m  3  1  1



Property Type: Unit
Area: 90 m² (90 m²)
Area \$/m²: \$8,467(\$8,467)
RPD: S010878 2

Sale Price: **\$762,000 (Normal Sale)**
Sale Date: 12/04/2024 Days to Sell: **29 Days**
Last Price: Expression of Interest Chg %:
First Price: Expressions of Interest Chg %:

Features: BUILD YR: 1980, WALL TYPE: BRICK, ROOF TYPE: TILE



1/13 CANAVAN CRES, MANNING, WA 6152

UBD Ref: Perth - 308 N4
Distance from Property: 1.1km  3  1  1



Property Type: House
Area: 444 m² (95 m²)
Area \$/m²: \$1,982(\$9,263)
RPD: S034810 1

Sale Price: **\$880,000 (Normal Sale)**
Sale Date: 14/03/2024 Days to Sell: **7 Days**
Last Price: UNDER CONTRACT Chg %:
First Price: Expressions of interest Chg %:

Features: BUILD YR: 1957, WALL TYPE: BRICK, ROOF TYPE: TILE



40A HOPE AVE, MANNING, WA 6152

UBD Ref: Perth - 308 P10
Distance from Property: 611m  3  2  2



Property Type: House
Area: 510 m² (171 m²)
Area \$/m²: \$1,865(\$5,561)
RPD: D091933 701

Sale Price: **\$951,000 (Normal Sale)**
Sale Date: 26/09/2023 Days to Sell: **26 Days**
Last Price: SOLD BY TEAM KALOS Chg %:
First Price: AUCTION! 23RD OF Chg %:

Features: BUILD YR: 1999, WALL TYPE: BRICK, ROOF TYPE: TILE, STUDY, AIR CONDITIONED



Prepared on 15/07/2024 by Eaton Property. © Property Data Solutions Pty Ltd 2024 (pricefinder.com.au)

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2/37 GODWIN AVE, MANNING, WA 6152

UBD Ref: Perth - 308 P4  3  2  2
Distance from Property: 943m



Property Type: Unit
Area: 525 m² (525 m²)
Area \$/m²: \$1,619(\$1,619)
RPD: S026398 2

Sale Price: **\$850,000 (Normal Sale)**
Sale Date: 18/09/2023 Days to Sell: **10 Days**
Last Price: From \$859 K (Under Chg %:
First Price: OFFERS (Under Offer) Chg %:

Features: BUILD YR: 1994, WALL TYPE: BRICK, ROOF TYPE: TILE



1/52 BRUCE ST, MANNING, WA 6152

UBD Ref: Perth - 308 P4  3  2  2
Distance from Property: 1km



Property Type: Unit
Area: 481 m² (481 m²)
Area \$/m²: \$1,913(\$1,913)
RPD: S042370 1

Sale Price: **\$920,000 (Normal Sale)**
Sale Date: 22/08/2023 Days to Sell: **5 Days**
Last Price: UNDER CONTRACT Chg %:
First Price: UNDER CONTRACT Chg %:

Features: BUILD YR: 2002, WALL TYPE: BRICK, ROOF TYPE: TILE, STUDY, FULLY FENCED,
IMPROVEMENTS: COURTYARD, SECURE PARKING, DISHWASHER



11B BURNETT RD, MANNING, WA 6152

UBD Ref: Perth - 308 Q5  3  2  2
Distance from Property: 609m



Property Type: House
Area: 506 m² (506 m²)
Area \$/m²: \$1,660(\$1,660)
RPD: S025852 2

Sale Price: **\$840,000 (Normal Sale)**
Sale Date: 16/04/2023 Days to Sell: **3 Days**
Last Price: From \$795,000 Chg %:
First Price: From \$795,000 (Under Chg %:

Features: BUILD YR: 1995, WALL TYPE: BRICK, ROOF TYPE: TILE



1/36 CRAWSHAW CRES, MANNING, WA 6152

UBD Ref: Perth - 308 P4  3  2  2
Distance from Property: 933m



Property Type: Unit
Area: 406 m² (406 m²)
Area \$/m²: \$1,946(\$1,946)
RPD: S026152 1

Sale Price: **\$790,000 (Normal Sale)**
Sale Date: 13/02/2023 Days to Sell: **13 Days**
Last Price: UNDER CONTRACT Chg %:
First Price: BEST OFFER BY 23 Chg %:

Features: BUILD YR: 1994, WALL TYPE: BRICK, ROOF TYPE: TILE, AIR CONDITIONED



2/46 MARSH AVE, MANNING, WA 6152

UBD Ref: Perth - 308 Q9  3  2  2
Distance from Property: 328m



Property Type: House
Area: 487 m² (487 m²)
Area \$/m²: \$1,807(\$1,807)
RPD: S034415 2

Sale Price: **\$880,000 (Normal Sale)**
Sale Date: 08/02/2023 Days to Sell: **5 Days**
Last Price: UNDER OFFER (Under Chg %:
First Price: Expressions of Interest Chg %:

Features: BUILD YR: 1998, WALL TYPE: BRICK, ROOF TYPE: TILE



1/9 FORWARD ST, MANNING, WA 6152

UBD Ref: Perth - 308 Q4
Distance from Property: 836m

 4  2  2



Property Type: House
Area: 391 m² (391 m²)
Area \$/m²: \$2,430(\$2,430)
RPD: S034367 1

Sale Price: **\$950,000 (Normal Sale)**
Sale Date: 01/02/2024 Days to Sell: **6 Days**
Last Price: UNDER CONTRACT - Chg %:
First Price: NEW TO MARKET Chg %:

Features: BUILD YR: 1998, WALL TYPE: BRICK, ROOF TYPE: TILE



6 WARNER CRT, MANNING, WA 6152

UBD Ref: Perth - 309 A7
Distance from Property: 392m

 4  2  2



Property Type: House
Area: 460 m² (190 m²)
Area \$/m²: \$2,163(\$5,237)
RPD: P018978 7

Sale Price: **\$995,000 (Normal Sale)**
Sale Date: 30/10/2023 Days to Sell: **9 Days**
Last Price: UNDER CONTRACT Chg %:
First Price: Coming Soon - Sneak Chg %:

Features: BUILD YR: 1995, WALL TYPE: BRICK, ROOF TYPE: IRON, FIRE PLACE, BUILT IN ROBES, CLOSE TO SCHOOLS, CLOSE TO TRANSPORT, IMPROVEMENTS: SEPARATE DINING

