

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 2/3 Hakea Court, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,304,444 Property Type Townhouse Suburb Mount Waverley

Period - From 16/11/2022 to 15/11/2023 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 | 2/443 Waverley Rd MOUNT WAVERLEY 3149 | \$1,325,000 | 17/10/2023 |
| 2 | 2/96 Lemont Av MOUNT WAVERLEY 3149 | \$1,290,000 | 16/10/2023 |
| 3 | 3/36 Lee Av MOUNT WAVERLEY 3149 | \$1,230,000 | 11/11/2023 |

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: 16/11/2023 15:46



Property Type: Townhouse

Agent Comments

Comparable Properties



2/443 Waverley Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,325,000

Method: Sold Before Auction

Date: 17/10/2023

Property Type: Townhouse (Res)



2/96 Lemont Av MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,290,000

Method: Sold Before Auction

Date: 16/10/2023

Property Type: Townhouse (Res)



3/36 Lee Av MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,230,000

Method: Auction Sale

Date: 11/11/2023

Property Type: Townhouse (Res)

Land Size: 209 sqm approx