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 betweer	\$1,200,000		&		\$1,320,000				
Median sale p	rice								
Median price	\$1,304,444	Pro	operty Type	Том	nhouse		Suburb	Mount Waverley	
Period - From	16/11/2022	to	15/11/2023		So	urce	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.

Ade	dress 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



2/3 Hakea Court, Mount Waverley Vic 3149



Jared Wei





Property Type: Townhouse Agent Comments

03 8849 8088 0413 260 872 jaredwei@jelliscraig.com.au

Indicative Selling Price \$1,200,000 - \$1,320,000 **Median Townhouse Price** 16/11/2022 - 15/11/2023: \$1,304,444

Comparable Properties



2/443 Waverley Rd MOUNT WAVERLEY 3149 Agent Comments (REI) **L** 4 2 2



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

Account - Jellis Craig | P: 03 88498088 | F: 03 98308180





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