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

4 Heleus Court, Mount Waverley Vic 3149

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,450,000		&		\$1,595,000			
Median sale pr	rice							
Median price	\$1,581,250	Pro	operty Type	Hou	ise		Suburb	Mount Waverley
Period - From	01/10/2023	to	31/12/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	57 Larch Cr MOUNT WAVERLEY 3149	\$1,608,888	26/10/2023
2	100 Essex Rd MOUNT WAVERLEY 3149	\$1,600,000	20/11/2023
3	2 Kellaway St MOUNT WAVERLEY 3149	\$1,550,000	09/12/2023

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:

31/01/2024 10:43



4 Heleus Court, Mount Waverley Vic 3149



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Property Type: House (Res) **Land Size:** 720 sqm approx Agent Comments Michael Alevras 8849 8088 0415 103 561 michaelalevras@jelliscraig.com.au

Indicative Selling Price \$1,450,000 - \$1,595,000 Median House Price December quarter 2023: \$1,581,250

Agent Comments

Comparable Properties



57 Larch Cr MOUNT WAVERLEY 3149 (REI)



Price: \$1,608,888 Method: Private Sale Date: 26/10/2023 Property Type: House (Res) Land Size: 872 sqm approx

100 Essex Rd MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,600,000 Method: Sold After Auction Date: 20/11/2023 Property Type: House (Res) Land Size: 731 sqm approx



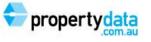
2 Kellaway St MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,550,000 Method: Auction Sale Date: 09/12/2023 Property Type: House (Res) Land Size: 650 sqm approx

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





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