

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 consumer.vic.gov.au/underquoting

Range between \$1,450,000 & \$1,595,000

Median sale price

Median price \$1,581,250 Property Type House Suburb Mount Waverley

Period - From 01/10/2023 to 31/12/2023 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 | 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

**Jellis
Craig**

Michael Alevras

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Indicative Selling Price

\$1,450,000 - \$1,595,000

Median House Price

December quarter 2023: \$1,581,250



 4  1  3

Property Type: House (Res)

Land Size: 720 sqm approx

Agent Comments

Comparable Properties



57 Larch Cr MOUNT WAVERLEY 3149 (REI)

Agent Comments

 4  2  2

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

 4  1  2

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

 4  2  2

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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