

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 528 Waverley Road Mount Waverley

Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$1,550,000 & \$1,700,000

Median sale price

Median price: \$1,255,000 House Suburb: Mount Waverley
Period - From: 01/07/2018 to 30/09/2018 Source: PDOL

Comparable property sales

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.



4 Valentine Ct GLEN WAVERLEY

4 1 1

With an astonishing block size that comes in at 1000 sqm (approx.), which is only matched by a location in a wonderful

Sold by Auction \$1,610,000
Date Sold 15/09/2018
Land 1,000 SqM



43 Greenways Rd GLEN WAVERLEY

4 1 2

Sold by Auction \$1,551,000
Date Sold 28/07/2018
Land 725 SqM



12 Francis St MOUNT WAVERLEY

3

Sold by Private Sale \$1,562,000
Date Sold 19/07/2018
Land 920 SqM