

### Property offered for sale

Address: 5 Wilga Street Mount Waverley

### Indicative selling price

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

Single price: \$1,295,000

### Median sale price

Median price: \$1,431,000 House Suburb: Mount Waverley  
Period - From: 31/03/2018 to 30/06/2018 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.



#### 1 Montgomery Av MOUNT WAVERLEY

4 3 2

Wonderfully positioned on an enviable corner block, with no common land meaning there is no Body Corporate, and

**Sold by Auction \$1,290,000**  
**Date Sold 09/06/2018**  
**Land 310 SqM**



#### 1/21-23 Charles St MOUNT WAVERLEY

4 2 2

Contemporary space, timeless style and a prime parkland position sets this stunning streetfront townhouse above its

**Sold by Private Sale \$1,250,000**  
**Date Sold 06/06/2018**  
**Land 306 SqM**



#### 492 Waverley Rd MOUNT WAVERLEY

4 3 2

**Sold by Private Sale \$1,285,000**  
**Date Sold 19/04/2018**