

#### Property offered for sale

Address: 1/56 Lechte Road Mount Waverley

#### Indicative selling price

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

Range between: \$1,200,000 & \$1,300,000

#### Median sale price

Median price: \$1,390,000 House Suburb: Mount Waverley  
Period - From: 01/01/2017 to 31/03/2017 Source: PDOL

#### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.



#### 1/12 Maple St MOUNT WAVERLEY

4 3 2

Perfectly presented, this new family home is the essence of low maintenance living. The master suite offers a generous WIR and

**Sold by Auction \$1,360,000**  
**Date Sold Jun 2017**



#### 2/4 Clovelly Ct MOUNT WAVERLEY

4 2 2

Privately nestled to the rear of 2, this contemporary town residence offers a superior lifestyle in a spacious, functional and

**Sold by Auction \$1,250,800**  
**Date Sold May 2017**



#### 3/22-24 Winbourne Rd MOUNT WAVERLEY

3 2 2

This impressive dual level home offers the right balance of bright living spaces catering for downsizers and families with ease.

**Sold by Auction \$1,305,000**  
**Date Sold Feb 2017**  
**Land 311 SqM**