

#### Property offered for sale

Address: 1, 2 & 3/8 Catherine Avenue Mount Waverley

#### Indicative selling price

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

Range between: \$1,100,000 & \$1,150,000

#### Median sale price

Median price: \$1,040,000 Unit Suburb: Mount Waverley  
Period - From: 01/10/2017 to 31/12/2017 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.



**1/34 Dickson St**  
**MOUNT WAVERLEY**  
**Sold by Auction \$1,185,000**  
**Date Sold 10/03/2018**  
**Land 300 SqM**

4 2 2



**4c bales St**  
**MOUNT WAVERLEY**  
This brand new, architect-designed streetfront 4 Bedroom, 3 bathroom Townhouse boasts its own independent title and  
**Sold by Private Sale \$1,140,000**  
**Date Sold 12/01/2018**

4 3 1



**1/96 Bruce St**  
**MOUNT WAVERLEY**  
**Sold by Auction \$1,130,000**  
**Date Sold 09/12/2017**  
**Land 318 SqM**

3 2 2