

#### Property offered for sale

Address: 728 Waverley Road Malvern East

#### Indicative selling price

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

Range between: \$2,000,000 & \$2,200,000

#### Median sale price

Median price: \$1,725,000 House Suburb: Malvern East  
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.



#### 32 Chadstone Rd MALVERN EAST

**Sold by Auction** \$2,250,000  
**Date Sold** May 2017

3 1 2



#### 42 High Street Rd ASHWOOD

Fantastic development opportunity on just under 900m2 with approved town planning permit for 6 new homes. All the hard

**Sold by Auction** \$2,200,000  
**Date Sold** Dec 2016  
**Land** 892 SqM

3 1 4



#### 10 Station Av ASHWOOD

**Sold by Private Sale** \$2,065,000  
**Date Sold** Apr 2017  
**Land** 671 SqM

3