

## LAND Offered for Sale

18 Friends Road Rosedale VIC 3847

 2  1  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$439,000

## Median Sale Price

\$142,000 Lands in Rosedale between 01 Jan 2018 - 31 Dec 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**25 Belle View Court Rosedale VIC 3847**

 4  2  3

Sold Price

**\$445,000**

Sold Date

**14-Sep-17**

Distance

**1.31km**



**222 Willung Road Rosedale VIC 3847**

 3  1  4

Sold Price

**\$325,000**

Sold Date

**15-Nov-17**

Distance

**1.76km**



**45 Kyle Street Rosedale VIC 3847**

 6  2  6

Sold Price

**\$420,000**

Sold Date

**22-Feb-18**

Distance

**3.58km**

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