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Section 47AF of the Estate Agents Act 1980

## OTHER Offered for Sale

35A Kennington Road Rosebud VIC 3939

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## Indicative Selling Price

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

Range between \$795,000 & \$865,000

## Median Sale Price

\$580,000 Others in Rosebud between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

## Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**22 Cass Street Rosebud VIC 3939** Sold Price <sup>RS</sup> **\$800,000** Sold Date **02-Aug-19**

 3  2  2

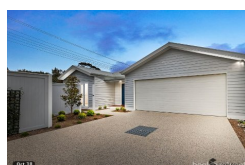
Distance **0.57km**



**6 Crest Drive Rosebud VIC 3939** Sold Price **\$840,000** Sold Date **08-Dec-18**

 4  2  2

Distance **1.59km**



**20 Devon Court Rosebud VIC 3939** Sold Price **\$800,000** Sold Date **12-Nov-18**

 3  2  2

Distance **1.77km**

RS = Recent sale

UN = Undisclosed Sale

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