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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

86 Fifth Avenue Rosebud VIC 3939

 3  2  2

## Indicative Selling Price

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

Range between \$440,000 & \$470,000

## Median Sale Price

\$580,000 Houses in Rosebud between 01 Sep 2018 - 31 Aug 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.



**63 Fourth Avenue Rosebud VIC 3939**

 3  1  1

Sold Price **\$485,000** Sold Date **27-Apr-19**

Distance **0.13km**



**55 Fourth Avenue Rosebud VIC 3939**

 3  1  1

Sold Price **\$463,500<sup>UN</sup>** Sold Date **07-Aug-19**

Distance **0.17km**



**91 Eighth Avenue Rosebud VIC 3939**

 2  2  2

Sold Price **\$462,500** Sold Date **02-May-19**

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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