



STATEMENT OF INFORMATION

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House Offered for Sale

186 Eighth Avenue Rosebud VIC 3939

3 2 1

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$550,000 & \$600,000

Median Sale Price

\$486,000 Houses in Rosebud between Aug 2016 - Jul 2017

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



84 Fourth Avenue Rosebud VIC 3939

4 2 1

Sold Price

\$650,000

Sold Date

22-Jun-17

Distance

0.55km



53 Foam Street Rosebud VIC 3939

2 1 1

Sold Price

\$541,500

Sold Date

08-Apr-17

Distance

0.65km



52 First Avenue Rosebud VIC 3939

3 1 2

Sold Price

\$610,000

Sold Date

18-Mar-17

Distance

0.68km

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