



STATEMENT OF INFORMATION

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House Offered for Sale

139 First Avenue Rosebud VIC 3939

3 0 0

Indicative Selling Price

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

Range between \$400,000 & \$430,000

Median Sale Price

\$486,000 Houses in Rosebud between Jul 2016 - Jun 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.



141 Third Avenue Rosebud VIC 3939

3 1 1

Sold Price **\$420,000** Sold Date **08-Apr-17**

Distance **0.19km**



103 Seventh Avenue Rosebud VIC 3939

3 1 1

Sold Price **\$430,000** Sold Date **31-Jan-17**

Distance **0.66km**



101 Fourth Avenue Rosebud VIC 3939

3 1 1

Sold Price **\$447,000** Sold Date **11-Feb-17**

Distance **0.39km**

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