

Susan Smith  
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## HOUSE Offered for Sale

2A Parattah Court Rosebud VIC 3939

 5  3  2

## Indicative Selling Price

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

Range between \$800,000 & \$850,000

## Median Sale Price

\$575,000 Houses in Rosebud between Jun 2017 - May 2018

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.



**68 Peninsula Sands Boulevard  
Rosebud VIC 3939**

 4  2  2

Sold Price **\$830,000** Sold Date **18-May-18**

Distance **1.14km**



**7 Fairway Crescent McCrae VIC  
3938**

 3  1  2

Sold Price **\$830,000** Sold Date **27-Jan-18**

Distance **1.34km**



**27 Parkedge Circuit Rosebud VIC  
3939**

 4  2  2

Sold Price **\$830,000** Sold Date **10-Apr-18**

Distance **1.46km**

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

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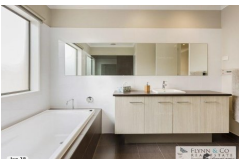



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## Comparable Property Sales

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.

	<b>64 Murray-Anderson Road Rosebud VIC 3939</b>	<b>Sold Price</b>	<b>\$800,000</b>	<b>Sold Date</b>	<b>21-Apr-18</b>
	 4  2  1			<b>Distance</b>	<b>1.61km</b>
<hr/>					
	<b>27 Crestwood Drive Rosebud VIC 3939</b>	<b>Sold Price</b>	<b>\$845,000</b>	<b>Sold Date</b>	<b>18-Jan-18</b>
	 4  2  3			<b>Distance</b>	<b>1.97km</b>

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