

Tullie Roberts

P (03) 5986 8880

M 0432 281 566

E tullie.roberts@barryplant.com.au

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

23 Anne Street Rosebud VIC 3939

 3  2  3

## Indicative Selling Price

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

Range between \$500,000 & \$550,000

## Median Sale Price

\$605,000 Houses in Rosebud between 01 Mar 2018 - 28 Feb 2019

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.



**35 Anne Street Rosebud VIC 3939** Sold Price **\$565,000** Sold Date **16-Dec-18**

 3  2  2

Distance **0.15km**



**21 Sherwood Avenue Rosebud VIC 3939** Sold Price **\$550,000<sup>UN</sup>** Sold Date **08-Feb-19**

 3  2  2

Distance **0.66km**



**34 Herman Street Rosebud VIC 3939** Sold Price **\$478,000** Sold Date **24-Dec-18**

 3  1  2

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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