



GRANGER

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STATEMENT OF INFORMATION

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HOUSE Offered for Sale

47 Sherwood Avenue Rosebud VIC 3939

3 2 2

Indicative Selling Price

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

Range between \$630,000 & \$660,000

Median Sale Price

\$595,000 Houses in Rosebud between Aug 2017 - Jul 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.



24 Mount Arthur Avenue Rosebud VIC 3939

3 1 2

Sold Price **\$6,900,000**

Sold Date **23-Mar-18**

Distance **0.18km**



386 Waterfall Gully Road Rosebud VIC 3939

3 2 2

Sold Price **\$640,000**

Sold Date **28-Apr-18**

Distance **0.67km**



13 Anne Street Rosebud VIC 3939

3 2 2

Sold Price **\$640,000**

Sold Date **14-Jul-18**

Distance **0.91km**

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