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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

2/407 Waterfall Gully Road Rosebud VIC 3939

 3  2  2

## Indicative Selling Price

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

Range between \$545,000 & \$595,000

## Median Sale Price

\$520,700 Units in Rosebud between 01 Sep 2017 - 31 Aug 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.



**3 Lovely Meadows Court Rosebud VIC 3939**

 3  2  2

Sold Price **\$595,000** Sold Date **07-Sep-18**

Distance **0.15km**



**11/431 Waterfall Gully Road Rosebud VIC 3939**

 3  2  2

Sold Price **\$590,000** Sold Date **19-Mar-18**

Distance **0.19km**



**10/31 Mount Arthur Avenue Rosebud VIC 3939**

 3  2  2

Sold Price **\$542,000** Sold Date **15-Apr-18**

Distance **0.35km**

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