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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

44 Warranilla Avenue Rosebud VIC 3939

 3  2  2

Indicative Selling Price

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

Range between \$670,000 & \$725,000

Median Sale Price

\$581,000 Houses in Rosebud between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

Comparable Property Sales

These are the three properties sold within two 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.



85 Ninth Avenue Rosebud VIC 3939 Sold Price **\$700,000** Sold Date **15-Jun-18**

 3  2  2

Distance **1.22km**



5A Potton Avenue Rosebud VIC 3939 Sold Price **\$685,000** Sold Date **16-Apr-19**

 3  2  2

Distance **1.58km**



31 Murray-Anderson Road Rosebud VIC 3939 Sold Price **\$715,000** Sold Date **03-Jan-19**

 3  2  2

Distance **1.92km**

RS = Recent sale

UN = Undisclosed Sale

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