



## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

69 Carrathool Avenue 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)

Single Price \$555,000

### Median Sale Price

\$600,000 Houses in Rosebud between 01 May 2018 - 30 Apr 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.



**16 Warrain Avenue Rosebud VIC 3939**

3 2 2

Sold Price

**\$530,000**

Sold Date

**25-Feb-19**

Distance

**0.83km**



**18 Wakool Avenue Rosebud VIC 3939**

3 2 2

Sold Price

**\$560,000**

Sold Date

**02-Feb-19**

Distance

**0.87km**



**420 Waterfall Gully Road Rosebud VIC 3939**

3 1 1

Sold Price

**\$577,000**

Sold Date

**24-Jan-19**

Distance

**1.43km**

RS = Recent sale

UN = Undisclosed Sale

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