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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

2/7 Coorabong Avenue Rosebud VIC 3939

 3  1  2

## Indicative Selling Price

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

Single Price \$529,000













## Median Sale Price

\$537,500 Units in Rosebud between 01 Apr 2018 - 31 Mar 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.

	<b>3/68 Warranilla Avenue Rosebud VIC 3939</b>	Sold Price	<sup>RS</sup> <b>\$527,000</b>	Sold Date	<b>16-Feb-19</b>
	 3  2 			Distance	<b>0.42km</b>
	<b>3/23 Hope Street Rosebud VIC 3939</b>	Sold Price	<b>\$525,000</b>	Sold Date	<b>05-Oct-18</b>
	 3  1 			Distance	<b>0.34km</b>
	<b>3/31 Hope Street Rosebud VIC 3939</b>	Sold Price	<sup>RS</sup> <b>\$580,000</b>	Sold Date	<b>29-Mar-19</b>
	 3  2 			Distance	<b>0.31km</b>

**RS** = Recent sale      **UN** = Undisclosed Sale

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