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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

381 Waterfall Gully Road Rosebud VIC 3939

 4  2  2

Indicative Selling Price

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

Range between \$570,000 & \$620,000

Median Sale Price

\$599,000 Houses in Rosebud between 01 Jun 2018 - 31 May 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.



43 Mount Arthur Avenue Rosebud VIC 3939 Sold Price ^{RS} **\$580,000** Sold Date **17-May-19**
 4  2  2 Distance **0.44km**



487 Waterfall Gully Road Rosebud VIC 3939 Sold Price **\$625,000** Sold Date **08-Mar-19**
 5  2  1 Distance **0.92km**



19 Poplar Drive Rosebud VIC 3939 Sold Price ^{RS} **\$630,000** Sold Date **21-Feb-19**
 4  2  1 Distance **0.75km**

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

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