



GRANGER

Darren Sadler

M 0448947622

E darren.sadler@granger.com.au

STATEMENT OF INFORMATION

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HOUSE Offered for Sale

22 Carrathool Avenue Rosebud VIC 3939

4 2 2

Indicative Selling Price

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

Range between \$820,000 & \$870,000

Median Sale Price

\$595,000 Houses in Rosebud between Aug 2017 - Jul 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.



**68 Peninsula Sands Boulevard
Rosebud VIC 3939**

4 2 2

Sold Price **\$830,000** Sold Date **12-May-18**

Distance **1.14km**



**27 Parkedge Circuit Rosebud VIC
3939**

4 2 2

Sold Price **\$830,000** Sold Date **10-Apr-18**

Distance **1.2km**



**28 William Hunter Court Rosebud
VIC 3939**

4 2 2

Sold Price **\$835,000** Sold Date **21-Jun-18**

Distance **1.67km**

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