GRANGER
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# STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

20/152 Eastbourne Road Rosebud VIC 3939

3 1 2

## Indicative Selling Price

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

Range between $398,000 & $435,000

## Median Sale Price

$605,000 Houses in Rosebud between 01 Mar 2018 - 28 Feb 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.

**3/68 Warranilla Avenue Rosebud VIC 3939**

3 2 2

Sold Price RS **$527,000** Sold Date **16-Feb-19**

Distance **1.44km**

**3/1 Thomas Street Rosebud VIC 3939**

3 2 2

Sold Price **$570,000** Sold Date **05-Dec-18**

Distance **1.49km**

**2/25 Parkmore Road Rosebud VIC 3939**

3 1 1

Sold Price **$515,000** Sold Date **22-Nov-18**

Distance **1.9km**

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

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