

Craig Leo

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

137 Third Avenue Rosebud VIC 3939

 2  1  1

Indicative Selling Price

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

Range between \$400,000 & \$440,000

Median Sale Price

\$581,000 Houses in Rosebud between 01 Jul 2018 - 30 Jun 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.



155 Third Avenue Rosebud VIC 3939

 2  1  1

Sold Price

\$420,000

Sold Date

20-Apr-19

Distance

0.1km



78 Second Avenue Rosebud VIC 3939

 2  1  1

Sold Price

\$415,000

Sold Date

03-Jun-19

Distance

0.29km



192 Sixth Avenue Rosebud VIC 3939

 2  1  1

Sold Price

\$450,000

Sold Date

11-Jan-19

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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45 Banksia Place Rosebud VIC 3939 Sold Price **\$450,000** Sold Date **19-Jan-19**

 3  1  1

Distance **0.12km**



95 Rosebud Parade Rosebud VIC 3939 Sold Price **\$440,000** Sold Date **15-May-19**

 2  1  1

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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