# hockingstuart

Philip Down

P 0359871999

M 0423515490

E pdown@hockingstuart.com.au

Section 47AF of the Estate Agents Act 1980

## **HOUSE Offered for Sale**

33 Leisure Way South Rosebud VIC 3939

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#### **Indicative Selling Price**

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

Range between \$600,000 & \$650,000

## **Median Sale Price**

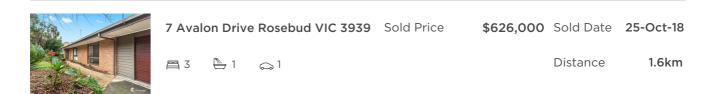
\$605,000 Houses in Rosebud between 01 Apr 2018 - 31 Mar 2019 Source: CoreLogic

## **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.



Emp	<ul> <li>133 Elizabeth Drive Rosebud VIC</li> <li>3939</li> <li></li></ul>	Sold Price	\$600,000 <sup>UN</sup>	Sold Date	05-Mar-19 0.47km
	405 Waterfall Gully Road Rosebuc VIC 3939	Sold Price	\$610,000	Sold Date	17-Nov-18
	昌 3 👆 2 🞧 1			Distance	0.63km



RS = Recent sale UN = Undisclosed Sale

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