

Clare Black

P 03 5986 8880

M 0409 763 261

E clare.black@barryplant.com.au

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

8 Lea Way Rosebud VIC 3939

 3  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$600,000

## Median Sale Price

\$580,000 Houses in Rosebud between 01 Sep 2018 - 31 Aug 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.



**69A Spray Street Rosebud VIC 3939**

 3  2  2

Sold Price

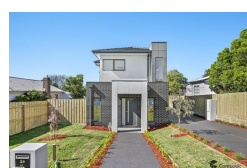
**\$620,000**

Sold Date

**01-Jun-19**

Distance

**0.25km**



**1/39 Rosebud Parade Rosebud VIC 3939**

 3  2  2

Sold Price

**\$595,000**

Sold Date

**19-Apr-19**

Distance

**0.66km**



**2/34 Mark Street Rosebud VIC 3939**

 3  2  2

Sold Price

**\$550,000**

Sold Date

**24-May-19**

Distance

**0.88km**

RS = Recent sale

UN = Undisclosed Sale

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