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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

15 Overlea Avenue Rosebud VIC 3939

 2  1  1

Indicative Selling Price

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

Range between \$500,000 & \$550,000

Median Sale Price

\$610,000 Houses in Rosebud between 01 Nov 2017 - 31 Oct 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.



1A Gipps Street Rosebud VIC 3939 Sold Price **\$541,000** Sold Date **06-Jul-18**

 2  1  1

Distance **1.08km**



75 Foam Street Rosebud VIC 3939 Sold Price **-** Sold Date **07-Sep-18**

 2  1  2

Distance **1.25km**



87 Fourth Avenue Rosebud VIC 3939 Sold Price **\$500,000** Sold Date **01-Sep-18**

 2  1  4

Distance **1.89km**

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