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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

2 Illawarra Place Rosebud VIC 3939

 4  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 \$780,000 & \$830,000

## Median Sale Price

\$581,000 Houses in Rosebud between 01 Aug 2018 - 31 Jul 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.



**13 Hazeldene Way Rosebud VIC 3939**

 4  2  2

Sold Price

**\$830,000**

Sold Date

**21-Feb-19**

Distance

**0.22km**



**25 Wallaby Drive Rosebud VIC 3939**

 4  2  2

Sold Price

**\$815,000**

Sold Date

**25-Apr-19**

Distance

**0.27km**



**63 Parkedge Circuit Rosebud VIC 3939**

 5  2  2

Sold Price

**\$807,000**

Sold Date

**04-May-19**

Distance

**0.41km**

RS = Recent sale

UN = Undisclosed Sale

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