



GRANGER

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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

20/152 Eastbourne Road Rosebud VIC 3939

3 1 2

Indicative Selling Price

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

Range between \$410,000 & \$450,000

Median Sale Price

\$610,000 Houses in Rosebud between 01 Dec 2017 - 30 Nov 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.



1/82 Potton Avenue Rosebud VIC 3939

2 1 1

Sold Price

\$398,000

Sold Date

27-Feb-17

Distance

0.06km



1/85 Eastbourne Road Rosebud VIC 3939

3 1 1

Sold Price

\$490,000

Sold Date

13-Oct-18

Distance

0.09km



2/137 Eastbourne Road Rosebud VIC 3939

3 2 2

Sold Price

\$540,000

Sold Date

10-Apr-17

Distance

0.63km

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