



**GRANGER**

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## STATEMENT OF INFORMATION

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### OTHER Offered for Sale

1 Windella Avenue Rosebud VIC 3939



### Indicative Selling Price

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

Range between \$490,000 & \$530,000

### Median Sale Price

\$560,000 Others in Rosebud between Mar 2017 - Feb 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.



**2/68 Warranilla Avenue Rosebud  
VIC 3939**



Sold Price **\$508,000** Sold Date **11-Nov-17**

Distance **0.1km**



**2/72 Warranilla Avenue Rosebud  
VIC 3939**



Sold Price **\$515,000** Sold Date **02-Dec-17**

Distance **0.12km**



**2/882 Point Nepean Road Rosebud  
VIC 3939**



Sold Price **\$480,000** Sold Date **08-Dec-17**

Distance **1.48km**

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