



Janet McNeill
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House Offered for Sale

58 Queen Street Rosedale VIC 3847

4 1 1

Indicative Selling Price

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

Range between \$310,000 & \$330,000

Median Sale Price

\$225,000 Houses in Rosedale between Jul 2016 - Jun 2017

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



13 Ayres Court Rosedale VIC 3847 Sold Price **\$348,000** Sold Date **27-Apr-16**
 4 2 6 Distance **0.6km**



3 Rintoull Court Rosedale VIC 3847 Sold Price **\$339,000** Sold Date **27-Apr-16**
 4 2 5 Distance **0.61km**



5 Chown Court Rosedale VIC 3847 Sold Price **\$385,000** Sold Date **21-Dec-16**
 4 2 5 Distance **0.86km**

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32 Moore Street Rosedale VIC 3847 Sold Price **\$355,000** Sold Date **07-Feb-17**
 4 2 4 Distance **0.93km**



4 McLeod Court Rosedale VIC 3847 Sold Price **\$430,000** Sold Date **31-May-16**
 4 2 2 Distance **0.98km**

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