



**GRANGER**

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## STATEMENT OF INFORMATION

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### HOUSE Offered for Sale

60 Murray-Anderson Road Rosebud VIC 3939

3 1 3

### Indicative Selling Price

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

Range between \$720,000 & \$770,000

### Median Sale Price

\$495,000 Houses in Rosebud between Aug 2016 - Jul 2017

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.



**4 Morgan Street Rosebud VIC 3939** Sold Price **\$720,000** Sold Date **04-Apr-17**  
 3 1 3 Distance **0.37km**



**1 Wilson Street Rosebud VIC 3939** Sold Price **\$1,000,000** Sold Date **09-May-17**  
 3 1 1 Distance **0.54km**



**13-15 Woodvale Grove Rosebud VIC 3939** Sold Price **\$1,050,000** Sold Date **18-Jul-17**  
 4 3 3 Distance **0.93km**

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