



GRANGER

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STATEMENT OF INFORMATION

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HOUSE Offered for Sale

11 Ocean Street Rosebud VIC 3939

3 1 4

Indicative Selling Price

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

Range between \$540,000 & \$590,000

Median Sale Price

\$550,000 Houses 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.



85 Rosebud Parade Rosebud VIC 3939

3 1 2

Sold Price **\$585,000** Sold Date **09-Nov-17**

Distance **0.23km**



68 Murray-Anderson Road Rosebud VIC 3939

3 1 1

Sold Price **\$560,000** Sold Date **28-Nov-17**

Distance **0.33km**



132 Rosebud Parade Rosebud VIC 3939

3 1 2

Sold Price **\$557,600** Sold Date **02-Dec-17**

Distance **0.46km**

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