





Rooms:

Property Type: House Land Size: 4208 sqm **Agent Comments**

Indicative Selling Price \$2,200,000 - \$2,420,000 **Median House Price**

Year ending March 2017: \$1,040,000

•1 acre of established gardens •10 x 5m Self-cleaning inground tiled pool solar heat • Flood lit oversize tennis court •Gazebo overlooking garden •70,000 litre water storage

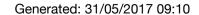
•Fully automated irrigated garden •House set up for grey water system •Double Glazed windows throughout

THERE ARE NO COMPARABLE SALES WITHIN 2KMS OR WITHIN THE LAST 6 MONTHS

Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Morrison Kleeman | P: 03 94312444 | F: 03 94312650









Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sal	е
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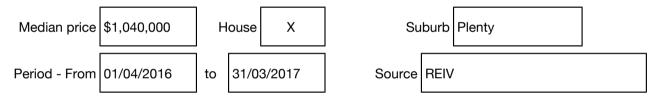
Address	1 Rotin Court, Plenty Vic 3090
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$2,200,000	&	\$2,420,000
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Median sale price



Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



