



 4  2  3

**Rooms:**

**Property Type:** House

**Land Size:** 4208 sqm

**Agent Comments**

•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

**Indicative Selling Price**

\$2,200,000 - \$2,420,000

**Median House Price**

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

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.



## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

1 Rotin Court, Plenty Vic 3090

#### Indicative selling price

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

Range between \$2,200,000

&

\$2,420,000

#### Median sale price

Median price \$1,040,000

House

X

Suburb

Plenty

Period - From 01/04/2016

to

31/03/2017

Source REIV

#### 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.