



Graham Morrison

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Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

Year ending March 2017: \$1,171,500



4 3 3

Rooms:

Property Type: House (Res)

Land Size: 10733 sqm

Agent Comments

Four bedrooms, three bathrooms, a choice of expansive living and entertaining zones, superb alfresco and sparkling pool in sandstone surrounds, and a huge 216 m2 (approx) workshop, perfect for home based tradies or collectors complement the superb lifestyle setting of this owner built home on 2.5 private acres (approx). A sense of style and sophistication is immediately evident through a substantial interior that introduces polished hardwood floors, new carpet throughout and the year comfort of ducted refrigerated climate control.

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.



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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

99 North Oatlands Road, Yarrambat Vic 3091

Indicative selling price

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

Range between

\$1,700,000

&

\$1,800,000

Median sale price

Median price

\$1,171,500

House

X

Suburb

Yarrambat

Period - From

01/04/2016

to

31/03/2017

Source

REIV

Comparable property sales

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