



Zirky Real Estate Pty Ltd Lot WR1, West St Falls Development, Falls Creek VIC 3699

[www.zirkyrealestate.com.au](http://www.zirkyrealestate.com.au) ABN 25096650789 Licensed REIV Members

## Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property Offered for Sale

#### Address, including Suburb, Locality and Postcode

Dibbins, Dinner Plain, 3898

### Indicative selling price

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

(\*Delete single price or range as applicable)

Single price \$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$812,000

House X

Suburb  
or locality Dinner Plain

Period - From 1.6.22

to 31.3.23

Source Realestate.com

### Comparable property sales :

Address of comparable property	Price	Date of sale
1. 43 Big Muster Drive : <b>Sold By Zirky Real Estate (4 Bedrooms)</b>	\$1,300,000	March 2023
2. Brumby <b>Sold By Zirky Real Estate (2 Bedrooms)</b>	\$725,000	Dec 2022
3. 92b Big Muster Drive <b>Sold By Zirky Real Estate (1/2 Bedrooms)</b>	\$535,000	February 2023

Prepared 31<sup>st</sup> March 2023