



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

Brumby, Dinner Plain, 3898 (2 Bedroom 2 Bathroom)

### 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 \$749,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$812,000

House X

Suburb  
or locality Dinner Plain

Period - From 1.1.22

to 29.8.22

Source Realestate.com

### Comparable property sales :

Address of comparable property	Price	Date of sale
1. 8 Halter Lane : <b>Sold By Zirky Real Estate (3 Bedrooms)</b>	\$900,000	July 2022
2. Crystal Brook Lodge : <b>Sold By Zirky Real Estate (4 Bedrooms)</b>	\$1,004,000	June 2022
3. 30 Halter Lane : <b>Sold By Zirkys Real Estate (4 Bedrooms)</b>	\$1,700,000	January 2022

Prepared 29<sup>th</sup> August 2022