

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

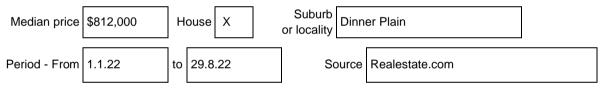
Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$749,000

Median sale price

(*Delete house or unit as applicable)



Comparable property sales :

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

Prepared 29th August 2022