



# ZIRKY REAL ESTATE

WR1 West St Falls Development, Falls Creek VIC 366  
www.zirkyrealestate.com.au

## Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or locality and postcode

45 Hawthorn Lane, Bright VIC 3741

### 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 \$925,000

### Median sale price

Median price \$1,105,000

Property type House

Suburb Bright

Period - From Jan 2023

to

Dec 2023

Source Realestate.com.au

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 8/11 Toorak Road, Bright	Undisclosed (listed at \$929,000)	15 Dec 23
2. 17 Lumley Drive, Bright	Undisclosed (listed at \$929,000)	6 Oct 23
3. 1 Dallas Court, Bright	\$970,000	7 Jun 23

This Statement of Information was prepared on: 18 Jan 2024