



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

Flakeout, 92a Big Muster Drive, 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 \$635,000

### Median sale price

Median price No Data

House X

Suburb  
or locality Dinner Plain

Period - From 1.01.2021

to 1.12.2021

Source Realestate.com

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 12 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. 4 Squatters Lane <b>Sold By Zirky Real Estate (2 Bedrooms)</b>	\$665,000	August 2021
2. 81 Big Muster Drive: <b>Sold By Zirky Real Estate (2 Bedrooms)</b>	\$665,000	21 <sup>st</sup> June 2021
3. 5 Tower Road : <b>Sold By Zirkys Real Estate (2 Bedrooms)</b>	\$645,000	22 <sup>nd</sup> September 2021

This document was prepared on 1.12.2021