



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

Altitude 1570, Dinner Plain VIC 3898

Indicative selling price

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

Single price \$825,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,067,500

Apt X

Suburb or locality Dinner Plain

Period - From June 2023

to May 2024

Source Realestate.com

Comparable property sales : These are the three properties sold within two 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

| Address of comparable property | Price | Date of sale |
|--|-------------|--------------|
| 1. 7 Mossy Corner: Sold By Zirky Real Estate (2 Bedroom) | \$735,000 | June 2023 |
| 2. 2 Billy Button Lane: Sold By Zirky Real Estate (3 Bedroom) | \$1,095,000 | March 2024 |
| 3. 18 Drybone Lane: Sold By Zirky Real Estate (3 Bedroom) | \$855,000 | Feb 2024 |

Prepared 28th May 2024