



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

10 Cuff N Collar Lane, Dinner Plain VIC 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 \$1,590,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$1,085,000

House

Suburb or locality Dinner Plain

Period - From January 2024 to June 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. 28 Big Muster Drive <b>Sold By Zirky Real Estate (4 Bedroom)</b>	\$1,245,000	March 2024
2. 61 Big Muster Drive : <b>Sold By Zirky Real Estate (4 Bedroom)</b>	\$1,200,000	June 2024
3. 69 Big Muster Drive: <b>Sold By Zirky Real Estate (4 Bedroom)</b>	\$1,205,000	June 2024

Prepared 8<sup>th</sup> February 2025