



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

Magna Lodge, Squatters End, Dinner Plain

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

(*Delete single price or range as applicable)

Single price \$665,000

Median sale price

Median price No Data

House X

Suburb
or locality Dinner Plain

Period - From 1.01.2021

to 12.8.2021

Source Realestate.com

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last eighteen 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. Ice Shackle : Sold By Zirky Real Estate (3 Bedrooms)	\$630,000	12 th March 2021
2. 81 Big Muster Drive : Sold By Zirky Real Estate (2 Bedrooms)	\$665,000	23 rd June 2021
3. 3 Snowgum Lane : Sold By Zirkys Real Estate (3 Bedrooms)	\$615,000	19 th June 2021

This document was prepared on 12.8.2021