



# ZIRKY REAL ESTATE

WR1 West St Falls Development, Falls Creek VIC 366

[www.zirkyrealestate.com.au](http://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

34 Crystal Brook Avenue, Porepunkah VIC 3740
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#### 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

\$800,000
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#### Median sale price

Median price

\$943,770
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Property type

House
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Suburb

Porepunkah
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Period - From

Jul 2023
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to

Jun 2024
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Source

Realestate.com.au
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#### 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. 65 Roberts Creek Road, Porepunkah	\$1,250,000	May 2024
2. 7097 Great Alpine Road, Porepunkah	\$1,200,000	Mar 2024
3. 12 Chandler Court, Porepunkah	\$820,000	Feb 2024

This Statement of Information was prepared on: 

3 Sep 2024
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