



ZIRKY REAL ESTATE

WR1 West St Falls Development, Falls Creek VIC 366

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

| |
|---------------------------------|
| 1 Pioneer Lane, Bright VIC 3741 |
|---------------------------------|

Indicative selling price

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

Single price

| |
|-----------|
| \$900,000 |
|-----------|

Median sale price

Median price

| |
|-------------|
| \$1,075,000 |
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Property type

| |
|-------|
| House |
|-------|

Suburb

| |
|--------|
| Bright |
|--------|

Period - From

| |
|----------|
| Jul 2023 |
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to

Jun 2024

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. 45 Hawthorn Lane, Bright | \$901,000 | 20 May 24 |
| 2. 24 Mountbatten Ave, Bright | \$932,500 | 1 May 24 |
| 3. 17 Lumley Drive, Bright | \$875,000 | 6 Oct 23 |

This Statement of Information was prepared on:

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| 12 Jul 2024 |
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