



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

2-3 Burrinjuck Lane, Dinner Plain, 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 \$750,000

Median sale price

Median price No Data

House X

Suburb or locality Dinner Plain

Period - From 1.06.2020

to 25.5.2021

Source Realestate.com

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last twelve 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. Snowfel : Sold By Zirky Real Estate (3 Bedrooms) | \$725,000 | 22 nd April 2021 |
| 3. 15 Drybone Lane : Sold By Zirkys Real Estate (3 Bedrooms) | \$1,325,000 | 1 st March 2021 |

This document was prepared on 25.5.2021