



# 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

3 Orana Avenue, Bright VIC 3741

#### Indicative selling price

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

Single price

\$825,000

#### Median sale price

Median price

\$1,275,000

Property type

House

Suburb

Bright

Period - From

Oct 2022

to

Sep 2023

Source

Realestate.com.au

#### 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. 88 Delany Avenue, Bright	\$885,000	26 Jul 23
2. 1 Dallas Court, Bright	\$970,000	7 Jun 23
3. 19 Mountbatten Avenue, Bright	\$750,000	27 Jun 23

This Statement of Information was prepared on: 19 Oct 2023