



Zirky Real Estate Pty Ltd Lot WR1, West St Falls Development, Falls Creek VIC 3699

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

Kimberley Lodge, Dinner Plain, 3898

### 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 \$565,000

### Median sale price

Median price No Data

House ☒

Suburb or locality Dinner Plain

Period - From 19.02.2020 to 3.3.2021

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. Polo Club : <b>Sold By Zirky Real Estate (4 Bedrooms)</b>	\$1,005,000	12 <sup>th</sup> August 2020
2. Wonnangatta : <b>Sold By Zirky Real Estate (5 Bedrooms)</b>	\$820,000	8 <sup>th</sup> June 2020
3. Valcluse : <b>Sold By Zirky Real Estate (4 Bedrooms)</b>	\$510,000	13 <sup>th</sup> February 2021

This document was prepared on 3.3.2021