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

Ironbark, 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 $1,350,000

Median sale price

(*Delete house or unit as applicable)

Median price $985,000 House X Suburb or locality Dinner Plain

Period - From 1.1.22 to 22.7.223 Source Realestate.com

Comparable property sales : These are the three properties sold within two 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. 3 Morning Star Lane : **Sold By Zirky Real Estate (4 Bedroom No Garage)**	$1,205,000	November 2022
2. 42 Big Muster Drive: **Sold By Zirky Real Estate (5 Bedroom Garage)**	$1,300,000	March 2023
3. 13 Drybone Lane: **Sold By Zirky Real Estate (4 Bedroom Garage)**	$1,250,000	November 2022

Prepared 22nd July 2023