



# ZIRKY REAL ESTATE

WR1 West St Falls Development, Falls Creek VIC 366

[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

Winter Sun, 2 Billy Button Lane, 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 \$1,175,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$1,201,500

House

Suburb or locality Dinner Plain

Period - From Nov 2022

to Oct 2023

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 : <b>Sold By Zirky Real Estate (4 Bedroom No Garage)</b>	\$1,205,000	November 2022
2. 42 Big Muster Drive: <b>Sold By Zirky Real Estate (5 Bedroom Garage)</b>	\$1,300,000	March 2023
3. 13 Drybone Lane: <b>Sold By Zirky Real Estate (4 Bedroom Garage)</b>	\$1,250,000	November 2022

Prepared 3<sup>rd</sup> Nov 2023