



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

17 Crystal Creek 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 \$355,000

or range between \$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$430,000

*House X

Suburb
or locality Dinner Plain

Period - From 1.5.18

to 18.6.19

Source Realestate.com

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

| Address of comparable property | Price | Date of sale |
|---|-----------|--------------|
| 1 Dibbins, 7 Tower Road, Dinner Plain, 3898 | \$380,000 | 6/6/18 |
| 2 Kiewa, 6 Burrinjuck Lane, Dinner Plain, 3898 | \$430,000 | 1/10/18 |
| 3 Bogong Jacks, 11 Crystal Creek Lane, Dinner Plain, 3898 | \$370,000 | 25/5/18 |