



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

11 Halter 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 \$1,125,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$757,500

House X

Suburb  
or locality Dinner Plain

Period - From 1.1.21

to 5.3.22

Source Realestate.com

### Comparable property sales :

Address of comparable property	Price	Date of sale
1. 15 Drybone Lane : <b>Sold By Zirky Real Estate (4 Bedrooms)</b>	\$1,450,000	December 2021
2. 4 Drybone Lane : <b>Sold By Zirky Real Estate (4 Bedrooms)</b>	\$1,275,000	November 2021
3. 30 Halter Lane : <b>Sold By Zirkys Real Estate (4 Bedrooms)</b>	\$1,700,000	January 2022

Prepared 5<sup>th</sup> March 2022