



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

Snowview, 30 Horsehair Bend, 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 \$1,000,000

Median sale price

Median price \$665,000

House X

Suburb
or locality Dinner Plain

Period - From 1.1.21

to 7.2.22

Source Realestate.com

Comparable property sales :

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

Prepared 7th February 2022