



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

4/5 Horseshoe Circle, Dinner Plain, VIC 3898

### Indicative selling price

Single price \$595,000

### Median sale price

Median price \$1,100,000

Apt X

Suburb  
or locality Dinner Plain

Period - From January 2024 to March 2025

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 Sugarmat Lane <b>Sold By Zirky Real Estate (3 Bedroom House)</b>	\$725,000	Sept 2024
2. Snowgums 8 : <b>Sold By Zirky Real Estate (2 Bedroom Apt)</b>	\$580,000	March 2024
3. Snowgums 10: <b>Sold By Zirky Real Estate (2 Bedroom Apt)</b>	\$595,000	Dec 2024

Prepared March 7th 2025