



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

Umbels, 15 Drybone 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 \$1,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$665,000

House X

Suburb  
or locality Dinner Plain

Period - From 1.1.21

to 16.1.22

Source Realestate.com

### Comparable property sales :

Address of comparable property	Price	Date of sale
1.2 Teabag Lane : <b>Sold By Zirky Real Estate (4 Bedrooms)</b>	\$1,085,000	December 2021
2.4 Drybone Lane : <b>Sold By Zirky Real Estate (4 Bedrooms)</b>	\$1,275,000	November 2021
3. 8 Squatter Lane : <b>Sold By JH Castran Estate (4 Bedrooms)</b>	\$1,500,000	January 2022

Prepared 16<sup>th</sup> January 2022