



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

4 Drybone 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 \$1,450,000

Median sale price

Median price No Data

House X

Suburb
or locality Dinner Plain

Period - From 1.06.2020 to 19.10.2021

Source Realestate.com

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last eighteen 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. Polo Club : Sold By Zirky Real Estate (4 Bedrooms)	\$1,005,000	12 th August 2020
2. 1 Drybone Lane Sold By Zirky Real Estate (5 Bedrooms)	\$920,000	7 th September 2021
3. 15 Drybone Lane : Sold By Zirkys Real Estate (3 Bedrooms)	\$1,325,000	1 st March 2021

This document was prepared on 19.10.2021