



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

Cool Runnings, 33 Horsehair Bend, Dinner Plain VIC 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 \$795,000

Median sale price

(*Delete house or unit as applicable)

Median price No Data

House X

Suburb
or locality Dinner Plain

Period - From January 2024 to Oct 2024

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 Sold By Zirky Real Estate (3/4 Bedroom House)	\$725,000	Sept 2024
2.	8 Snowgums : Sold By Zirky Real Estate (2 Bedroom Apt)	\$580,000	March 2024
3.	52 Big Muster Drive: Sold By Zirky Real Estate (3 Bedroom House)	\$850,000	May 2024

Prepared 2nd October 2024