



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

Umbels, 15 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 \$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median price \$515,000

House X

Suburb or locality Dinner Plain

Period - From 4th August 2019

to 4th August 2020

Source Realestate.com

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.

Prepared 4th August 2020