



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

Arlberg 113, Mt Hotham, 3741

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

Price \$197,500

Median sale price

(*Delete house or unit as applicable)

Median price No Data

Apt X

Suburb or locality Mount Hotham

Period - From 6.1.23

to 27.1.24

Source Realestate.com

Comparable property sales

A. These are the three properties sold within five 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. Arlberg 526 Studio Sold By Zirkys	\$192,000	Nov 2023
1. Arlberg 216 Studio Sold By Zirkys	\$192,000	July 2023
3. Arlberg 006 1 Bedroom Sold By Zirkys	\$285,000	Dec 2023

This document was prepared on 27th January 2024