



ZIRKY REAL ESTATE

WR1 West St Falls Development, Falls Creek VIC 366

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

Ultima White Inn 4, 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 \$405,000

Median sale price

(*Delete house or unit as applicable)

Median price No Data

Apt X

Suburb or locality Mount Hotham

Period - From Jan 23 to Jan 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. Apt 6 1750 (studio) Sold By Zirkys	\$440,000	Jan 2024
2. Apt 006 Arlberg (1 bedroom) Sold By Zirkys	\$285,000	Dec 2023
3. Apt 6 Higgi (1 bedroom) Sold By Zirkys	\$360,000	June 2023

This document was prepared on 8th February 2024