



Zirky Real Estate Pty Ltd Lot WR1, West St Falls Development, Falls Creek VIC 3699

[www.zirkyrealestate.com.au](http://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 404, Mt Hotham, 3741

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

(\*Delete single price or range as applicable)

Single price \$185,000

### Median sale price

(\*Delete house or unit as applicable)

Median price No Data

Apt X

Suburb or locality Mount Hotham

Period - From 1.1.2023

to 12.9.2023

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 |
|--|-----------|--------------|
| Arlberg 216 (Studio) Sold By Zirky Real Estate | \$192,000 | June 2023    |
| Arlberg 428 (Studio) Sold By Zirky Real Estate | \$179,000 | August 2023  |
| Arlberg 526 (Studio) Sold By Zirky Real Estate | \$182,500 | May 2023     |

This document was prepared on 12<sup>th</sup> September 2023