

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

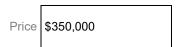
Property Offered for Sale

Address, including Suburb, Locality and Postcode

	Chalet Hotham Apt 6, Mt Hotham, 3741
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Indicative selling price

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



Median sale price

(*Delete house or unit as applicable)

Median price	No Data		Apt X	Suburb or locality Mo	ount Hotham	
Period - From	1.2.23	to	5.7.24	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. Chalet Hotham 18 (1 Bedroom)	\$500,000	July 2024	
1. Apt 6, 1750 : (Studio with parking)	\$440,000	February 2024	
3. Higgi Apt 1 (1 Bedroom)	\$380,000	May 2024	

This document was prepared on 5th July 2024