



# ZIRKY REAL ESTATE

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 405, 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)

Price \$247,500

### Median sale price

(\*Delete house or unit as applicable)

Median price No Data

Apt X

Suburb or locality Mount Hotham

Period - From 1.2.2024 to 26.9.2024

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. Apr 6, 1750 (Studio Sold By Zirkys)	\$440,000	Feb 2024
1. Arlberg 212 (Studio Sold By Zirkys)	\$195,000	July 2024
3. Arlberg 4155 (2 Bedroom Sold By Zirkys)	\$385,000	July 2024

This document was prepared on 26<sup>th</sup> September 2024