



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

Fountains 4, Mt Hotham, 3741

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$500,000

Median sale price

Median price

No Data

House

X

Suburb
or locality

Mount Hotham

Period - From

1.02.2021

to

1.02.2022

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
1. Absolut 4 (2 Bedroom) Sold By Zirky Real Estate	\$740,000	October 2021
2. Rangers 2 (4 Bedroom) Sold By Zirky Real Estate	\$1,320,000	November 2021
3. Sun Run 1 (2 Bedroom) Sold By Zirky Real Estate	\$675,000	November 2021

This document was prepared on 5.02.2022