



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

White Crystal 213, 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 Range \$700,000 to \$750,000

Median sale price

(*Delete house or unit as applicable)

Median price No Data

Apt X

Suburb
or locality Mount Hotham

Period - From 18.8.21 to 18.8.22

Source Realestate.com

Comparable property sales

- A. These are the three properties sold within five kilometres of the property for sale in the last 12 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. Sun Apt 2 (2 Bedroom) | \$690,000 | 5 th May 2022 |
| 2. 2/6 Skyline Terrace (2 Bedroom) | \$1,400,000 | 27 th April 2022 |
| 3. Zirky's 105 (3 Bedroom) | \$960,000 | 9 th February 2022 |

This document was prepared on 18th August 2022