



ZIRKY REAL ESTATE

WR1 West St Falls Development, Falls Creek VIC 366

www.zirkyrealestate.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

Arlberg 614, Mount Hotham VIC 3741

Indicative selling price

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

Single price

\$355,000

Median sale price

Median price

No Data

Property type

Apartment

Suburb

Mount Hotham

Period - From

Jul 2023

to

Aug 2024

Source

Realestate.com.au

Comparable property sales

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. Arlberg 006 (1 Bedroom) sold by Zirky Real Estate	\$285,000	Oct 2023
2. Alpine Heights 10 (2 Bedroom) sold by Zirky Real Estate	\$475,000	Jun 2023
3. Zirkys 4155 (2 Bedroom) sold by Zirky Real Estate	\$385,000	Jul 2024

This Statement of Information was prepared on:

3 Aug 2024
