

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

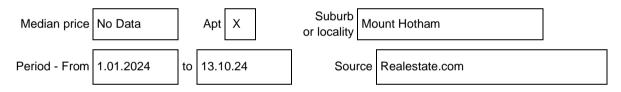
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Indicative selling price

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

Single price \$445,000

Median sale price



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. Apt 6 1750 (Stu/1 bed Bedroom) Sold By Zirkys | \$440,000 | Feb 2024 |
| | 2. Altitude Apt 2 (2 bedroom) Sold by Zirkys | \$497,000 | July 2024 |
| Ī | 3. Chalet Hotham 18 (1 Bedroom) Sold By Zirkys | \$500,000 | July 2024 |

This document was prepared on 13.10.2024