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

Schnapps Apt 3, 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)

Single price $625,000

### Median sale price

Median price No Data | Apt X | Suburb or locality Mount Hotham

Period - From 13.8.2024 to 7.8.2025 | 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. Zirkys G03 (2 Bedroom Apt) | $730,000 | Aug 2024 |
| 2. Altitude 2 (2 Bedroom Apt) | $497,000 | July 2024 |
| 3. Absolute 2 (2 Bedroom) | $700,000 | July 2025 |

This document was prepared on 7th August 2025