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

Razorback 4, 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	$415,000

Median sale price

Median price	No Data	Apt	X	Suburb or locality	Mount Hotham
Period - From	July 2024	to	April 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) Sold By Zirkys	$730,000	Aug 2024
2. Altitude 2 (2 Bedroom Apt) Sold By Zirkys	$497,000	July 2024
3. Arlberg 4155 (2 Bedroom) Sold By Zirkys	$385,000	July 2024

This document was prepared on April 11th 2025