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

Sun Run 7, Mt Hotham, 3741

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	**$750,000**

Median sale price

Median price	No Data	House	X	Suburb or locality	Dinner Plain
Period - From	1.06.2021	to	16.04.2022	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. Absollut 4 (2 Bedroom) Sold By Zirky Real Estate	**$740,000**	**October 2021**
2. Sun Run 5 (2 Bedroom) Sold By Zirky Real Estate	**$715,000**	**March 2022**
3. Sun Run 1 (2 Bedroom) Sold By Zirky Real Estate	**$675,000**	**November 2021**

This document was prepared on 16th April 2022