



Zirky Real Estate Pty Ltd Lot WR1, West St Falls Development, Falls Creek VIC 3699

[www.zirkyrealestate.com.au](http://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

Jagungal, Mt Hotham, 3741

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

(\*Delete single price or range as applicable)

Single price \$745,000

### Median sale price

(\*Delete house or unit as applicable)

Median price No Data

\*House

Suburb or locality Mount Hotham

Period - From 1.1.19

to 18.6.19

Source Realestate.com

### Comparable property sales

A\* These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last six months/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. Lawler's 39, Lawlers Court, 3741     | \$625,000 | 25.4.19      |
| 2. Andromeda, Hotplate Drive, 3741      | \$640,000 | 29.3.19      |
| 3. Outside Edge 4, Hotplate Drive, 3741 | \$730,000 | 15.3.19      |