

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode Apt 9, 8 Falls Creek Rd, Falls Creek, Victoria, 3699

Indicative selling price

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

Single price \$285,000

Median sale price

Median price \$269,167.00

Property type

1 Bedroom/Studio Apartment

Suburb

Falls Creek

Period - From

12-03-2021

to

11-05-2021

Source

Realestate.com.au & Agency Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five 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

| | | |
|---|-----------|------------|
| QT 104, 17 Bogong High Plains Rd, Falls Creek, Victoria, 3699 | \$325,000 | 12-03-2021 |
| Huski 102, 3 Sitzmark Street, Falls Creek, Victoria, 3699 | \$230,000 | 12-03-2021 |
| Mini Flat 5, 11 Parallel Street, Falls Creek, Victoria, 3699 | \$252,500 | 29-04-2021 |

This Statement of Information was prepared on: 11/05/2021