



## 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  
Silverski room 111, 1 Sitzmark Street, Falls Creek, Victoria, 3699

#### Indicative selling price

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

Single price \$150,000

#### Median sale price

Median price \$165,000

Property type *Silverski Studio*

Suburb Falls Creek

Period - From 23/07/2023

to

23/07/2024

Source Agency Data

#### Address of comparable property

#### Price

#### Date of sale

Silverski 112, 1 Sitzmark Street, Falls Creek, Victoria	\$150,000	17/05/2024
Silverski 113, 1 Sitzmark Street, Falls Creek, Victoria	\$125,000	26/03/2024
Silverski 101, 1 Sitzmark Street, Falls Creek, Victoria	\$220,000	04/04/2024

This Statement of Information was prepared on: 23/07/2024