

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

Huski 203, 3 Sitzmark Street, 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

\$425,000

Median sale price

Median price	\$293,000	Property type	Renovated 1 bedroom apartment	Suburb	Falls Creek
Period - From	11/03/2020	to	06/02/2020	Source	Realestate.com.au

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
Cedarwood apartment 8, 11 Schuss Street, Falls Creek, Victoria, 3699	\$435,000	20/10/2021
The Hub 9, 8 Falls Creek Road, Falls Creek, Victoria, 3699	\$280,000	02/07/2021
Huski 202, 3 Sitzmark Street, Falls Creek, Victoria, 3699	\$230,000	01/02/2021

This Statement of Information was prepared on: 15/11/2021