

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

Ropers 201, 10 Slalom 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

\$840,000

Median sale price

Median price \$1,120,000

Property type Premium 3-4 Bedroom Apartment

Suburb Falls Creek

Period - From 03/09/2020 to 04/05/2021

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
Panorama, 4 Schuss Street, Falls Creek, Victoria, 3699	\$785,000	24/04/2021
Altitude 7, 27 Falls Creek Rd, Falls Creek, Victoria, 3699	\$1,025,000	15/03/2021
Huski 303, 3 Sitzmark Street, Falls Creek, Victoria, 3699	\$1,550,000	15/03/2021

This Statement of Information was prepared on: 04/05/2021