



# ZIRKY REAL ESTATE

## 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

Altitude 8, 27 Falls Creek Road, Falls Creek, Victoria, 3699

#### Indicative selling price

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

Single price \$795,000

#### Median sale price

Median price \$713,666.70

Property type

2-3 Bedroom  
Apartment

Suburb

Falls Creek

Period - From

28/05/2023

to

28/11/2024

Source

Agency Data

#### Comparable property sales

Address of comparable property

Price

Date of sale

|  |           |            |
|--|-----------|------------|
| 1 Bradbury, Frueauf Village, 4 Schuss Street, Falls Creek, Victoria (approx. 67 sqm) | \$650,000 | 04/10/2023 |
| 2 Cedarwood 19, 11 Schuss Street, Falls Creek, Victoria (approx. 78.48 sqm)          | \$870,000 | 21/02/2024 |
| 3 Cedarwood 11 & 11a, 11 Schuss Street Falls Creek, Victoria (approx. 51.79 sqm)     | \$621,000 | 12/08/2024 |

This Statement of Information was prepared on: 28/11/2024