

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 20/29 Village Bowl Court, 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 \$340,000

Median sale price

Median price \$332,500 Property type 2 Bedroom Apartment, Village Bowl area Suburb Falls Creek

Period - From 30/09/2020 to 30/03/2021 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	
Altitude 6, 27 Falls Creek Road, Falls Creek, Victoria, 3699	\$325,000	30-03-2021	
Altitude 4, 27 Falls Creek Road, Falls Creek, Victoria, 3699	\$332,500	26-03-2021	
1 Imaj 2, 17 Falls Creek Rd, Falls Creek, Victoria, 3699	\$340,000	02-11-2020	

This Statement of Information was prepared on: 30/03/2021