

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 103, 1 Sitzmark Street, Falls Creek VIC 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 \$95,000

Median sale price

Median price \$105,000.00

Property type Studio Apartment

Suburb Falls Creek

Period - From 24/09/2019

to

24/03/2021

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
Cedarwood 3, 11 Schuss Street, Falls Creek, Victoria, 3699	\$135,000	12/03/2021
Silverski 302, 1 Sitzmark Street, Falls Creek, Victoria, 3699	\$125,000	19/11/2020
Silverski 210, 1 Stizmark Street, Falls Creek, Victoria, 3699	\$55,000	29/01/2020

This Statement of Information was prepared on: 24/03/2021