

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

Room 5, 8 Schuss Street, Falls Creek, Victoria, 3699

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$110,000

Median sale price

Median price

\$100,000.00

Property type

1 Bedroom/Studio
Apartment/Lodge
Room

Suburb

Falls Creek

Period - From

22-02-2021

to

22-02-2022

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
Silverski 103, 1 Sitzmark Street, Falls Creek, Victoria, 3699	\$90,000	18-03-2021
Cedarwood 3, 11 Schuss Street, Falls Creek, Victoria, 3699	\$135,000	24-02-2021
Summit Ridge Room 3, 8 Schuss Street, Falls Creek, Victoria, 3699	\$75,000	03-09-2021

This Statement of Information was prepared on: 22/02/2022