



## 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 Cedarwood 19, 11 Schuss Street, 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 \$895,000

### Median sale price

Median price \$740,333.33

Property type

2-3 Bedroom apartment with management agreement

Suburb

Falls Creek

Period - From 01/01/2023

to

16/02/2024

Source

Agency Data

### Address of comparable property

### Price

### Date of sale

Bradbury, Frueauf Village, 5 Schuss Street, Falls Creek, Victoria	\$650,000	04/10/2023
St Falls E503, 23 Bogong High Plains Road, Falls Creek, Victoria	\$950,000	18/07/2023
Alpine View 2, 29 Falls Creek Road, Falls Creek, Victoria	\$621,000	08/08/2023

This Statement of Information was prepared on: 29/01/2024