

# 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

Karingal Apartment 3, Site 63 Parallel Street, Falls Creek Road, Falls Creek VIC 3699
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$440,000
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### Median sale price

Median price

NO DATA

Property type

UNIT

Suburb

Falls Creek

Period -  
From

1/04/2019

to

28/5/2020

Source

Real Estate.com.au

### Comparable property sales

Address of comparable property	Price	Date of sale
1 Maisonettes Apartment 9, Falls Creek Road Falls Creek 2b, 1b	\$430,000	1/10/2019
Apartment 204, Ropers, Slalom Street Falls Creek 2b, 1b	\$540,000	23/04/2020
3 High Plains Apartment 4, 7 Slalom Street Falls Creek 2 b, 1 b	\$480,000	02/03/2020

This Statement of Information was prepared on:

4<sup>th</sup> of May 2020