

# 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

Apartment 8, Attitude Apartments, 27 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

\$600,000
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### Median sale price

Median price	\$513,000	Property type	2 Bedroom 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
Athena, 4 Schuss Street, Falls Creek, Victoria, 3699	\$400,000	12-03-2021
Ropers 203, 10 Slalom Street, Falls Creek, Victoria, 3699	\$595,000	13-03-2021
Ropers 204, 10 Slalom Street, Falls Creek, Victoria, 3699	\$545,000	11-03-2020

This Statement of Information was prepared on:

24/03/2021
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