

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

Imaj 1, 17 Falls Creek Road, Falls Creek, Victoria, 3699

Indicative selling price

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

Single price \$645,000

Median sale price

Median price \$615,333.33

Property type 2 Bedroom Apartment

Suburb Falls Creek

Period - From 04/04/2023

to

23/10/2024

Source Agency Data

Comparable property sales

Address of comparable property	Price	Date of sale
1 Bradbury, Frueauf Village, 4 Schuss Street, Falls Creek, Victoria (approx. 67 sqm)	\$650,000	04/10/2023
2 Snow Ski 7, 1 Village Bowl Court, Falls Creek, Victoria (approx. 45 sqm)	\$575,000	28/05/2024
3 Cedarwood 11 & 11a, 11 Schuss Street Falls Creek, Victoria (approx. 51.79 sqm)	\$621,000	12/08/2024

This Statement of Information was prepared on: 23/10/2024