



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
Silverski room 112, 1 Sitzmark Street, Falls Creek, Victoria, 3699

Indicative selling price

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

Single price \$150,000

Median sale price

Median price \$154,000 Property type Studio/Hotel Room Suburb Falls Creek

Period - From 06/10/2022 to 06/04/2024 Source Agency Data

Address of comparable property

Price

Date of sale

Summit Ridge room 4, 8 Schuss Street, Falls Creek, Victoria	\$145,000	15/03/2023
Summit Ridge room 12, 8 Schuss Street, Falls Creek, Victoria	\$82,000	10/10/2022
Cedarwood apartment 4, 11 Schuss Street, Falls Creek, Victoria	\$235,000	07/09/2023

This Statement of Information was prepared on: 06/04/2024