



Zirky Real Estate

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 Woodsmoke Treetops 3, 23 Bogong High Plains Road, Falls Creek, Victoria, 3699

Indicative selling price

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

Single price \$1,750,000

Median sale price

Median price \$1,595,333.33 Property type 3 Bedroom Apartment Suburb Falls Creek

Period - From 26/02/2023 to 26/07/2023 Source Agency Data

Comparable property sales

Address of comparable property	Price	Date of sale
1 Woodsmoke Valley View 1, 23 Bogong High Plains Road, Falls Creek, Victoria	\$1,651,000	10/08/2022
2 Woodsmoke Treetops 4, 23 Bogong High Plains Road, Falls Creek, Victoria	\$1,700,000	16/10/2022
3 High Plains 2, 7 Slalom Street, Falls Creek, Victoria	\$1,435,000	03/03/2023

This Statement of Information was prepared on: 26/07/2023