

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

Sun Valley 1, 5 Schuss Street, Falls Creek, Victoria, 3699
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Indicative selling price

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

Single price

\$1,200,000

Median sale price

Median price

\$1,098,333.33

Property type

*Unmanaged 3
Bedroom
apartment*

Suburb

Falls Creek

Period - From

21/02/2022

to

21/08/2023

Source

Agency Data

Address of comparable property

Price

Date of sale

Address of comparable property	Price	Date of sale
High Plains 2, 5 Slalom Street, Falls Creek, Victoria	\$1,435,000	03/03/2023
St Trinians 5, 3 Falls Creek Road, Falls Creek, Victoria	\$900,000	10/06/2022
Edelweiss 2, 3 Christie Street, Falls Creek, Victoria	\$960,000	10/06/2022

This Statement of Information was prepared on: 21/08/2023