



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

| |
|--|
| Snow Ski 40, 1 Village Bowl Court, Falls Creek, Victoria, 3699 |
|--|

Indicative selling price

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

Single price

| |
|-----------|
| \$945,000 |
|-----------|

Median sale price

Median price

| |
|-----------|
| \$872,000 |
|-----------|

Property type

| |
|-----------------------|
| 2-3 Bedroom Apartment |
|-----------------------|

Suburb

| |
|-------------|
| Falls Creek |
|-------------|

Period - From

| |
|------------|
| 28/02/2024 |
|------------|

to

| |
|------------|
| 31/07/2024 |
|------------|

Source

| |
|-------------|
| Agency Data |
|-------------|

Comparable property sales

Address of comparable property

Price

Date of sale

| Address of comparable property | Price | Date of sale |
|---|-------------|--------------|
| 1 Cedarwood 19, 11 Schuss Street, Falls Creek, Victoria | \$870,000 | 21/02/2024 |
| 2 Sun Valley 1, 5 Schuss Street, Falls Creek, Victoria | \$1,125,000 | 15/02/2024 |
| 3 Alpine View 2, 27 Falls Creek Road, Falls Creek, Victoria | \$621,000 | 08/08/2023 |

This Statement of Information was prepared on:

| |
|------------|
| 31/07/2024 |
|------------|