

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

| |
|--|
| Altitude 3, 27 Falls Creek Road, Falls Creek, Victoria, 3699 |
|--|

Indicative selling price

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

Single price

| |
|-------------|
| \$1,050,000 |
|-------------|

Median sale price

| | | | | | |
|---------------|-------------|---------------|-----------------------|--------|---------------------------------|
| Median price | \$1,033,333 | Property type | 2-4 Premium Apartment | Suburb | Realestate.com.au & Agency Data |
| Period - From | 01/01/2021 | to | 18/09/2021 | Source | RealEstate.com.au |

Address of comparable property

Price

Date of sale

| | | |
|--|-------------|------------|
| Altitude 7, 27 Falls Creek Road, Falls Creek, Victoria | \$1,025,000 | 15/04/2021 |
| Huski 303, 3 Sitzmark Street, Falls Creek, Victoria | \$1,550,000 | 15/03/2021 |
| Altitude 8, 27 Falls Creek Road, Falls Creek, Victoria | \$525,000 | 15/04/2021 |

This Statement of Information was prepared on:

| |
|------------|
| 18/09/2021 |
|------------|

Jjjjjj